

Decision Register

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/00003/FULL	Land and Buildings at NGR 290860 122887 (East Loosemoore Farm) Oakford Devon	Erection of an agricultural worker's dwelling	PERCON	DEL	02/10/2017

Conditions

- 1 The development hereby permitted shall be begun before the expiration of one year 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 dwelling hereby approved shall not be occupied until a plan indicating the height, positions, design, materials and type of all boundary treatment to be erected on the site has been first submitted to and approved in writing by the Local Planning Authority. Such boundary treatment shall subsequently be so implemented in accordance with the approved details and thereafter retained.
- 4 The occupation of the dwelling shall be limited to a person solely or mainly working, or last working, in the locality in agriculture (as defined by Section 336(i) of the Town and Country Planning Act 1990 or in forestry, or a widow or widower of such a person, or to any dependents.
- 5 The use of the mobile home as a dwelling house as previously approved under 12/01278 shall cease within one calendar month of the date when the dwelling hereby permitted is first occupied, and the mobile home together with any ancillary building used in connection with it shall be removed/demolished and all materials resulting from the demolition shall be removed from, or be recycled on, the site within 3 calendar months of that date.
- 6 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 and G of Part 1, relating to the enlargement or alteration of the dwelling or its roof, and the provision of outbuildings or Class A or Part 2 of Schedule 2, relating to fences and other enclosures, shall be undertaken within the application site without the Local Planning Authority first granting planning permission.
- 7 The double garage hereby granted shall be used solely for parking and storage in connection with the occupation of the proposed dwelling and not for any habitable use of the occupation of that dwelling.
- 8 In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary, a remediation scheme must be prepared which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Reasons

- 1 To allow the accommodation to be provided quickly as it is required in connection with an existing agricultural enterprise where it has been established that there is a current functional need for permanent accommodation on the site and also having regard to the already expired consent for a temporary worker's dwelling at this site, as approved under Application No. 12/01278/FULL.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To safeguard the character and appearance of the area in accordance with Policy DM2 of the Local Plan 3 (Development Management Policies).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
4		The site is located outside defined settlement limits in the open countryside, where national and local planning policy requires that there is an 'essential need' for workers to live at or near their place of work in accordance with Policy COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and guidance in the National Planning Policy Framework.			
5		The permission is for a replacement dwelling in the open countryside where the erection of new dwellings is strictly controlled. The Local Planning Authority wish to ensure that not more than one dwelling occupies the site in accordance with Policy COR18 of Mid Devon Core Strategy (Local Plan Part 1) and Policy DM12 of the Local Plan Part 3: (Development Management Policies).			
6		To safeguard the visual amenities of the area and to ensure that the dwelling remains of a size commensurate with the need of the agricultural holding to which it relates in accordance with Mid Devon Core Strategy 2 (Local Plan Part 1), Policy COR2 (LP3) and the National Planning Policy Framework.			
7		To ensure that the dwelling remains of a size commensurate with the needs for the agricultural holding to which it relates in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1), Policies DM2 and DM10 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.			
8		To ensure that risks from land contamination to future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely within unacceptable risks to workers, neighbours and other off-site receptors in accordance with Policy DM2 of Local Plan Part 3 (Development Management Policies) and Government advice in the National Planning Policy Framework.			

Reasons

There is an essential need for a rural worker to be on hand day and night to deal with emergencies and to ensure animal welfare and to live permanently at or near his/her place of work. Alternative accommodation is not available either in an existing building on the site or in the local area. As such, it is justified by personal or other special circumstances and so it would conform with the Framework and Local Plan Policies COR18, and DM10, and, there are no material considerations that indicate that permission should be not granted.

17/00393/FULL	Land and Buildings at NGR 288485 115831 Middle North Coombe Templeton Devon	Variation of conditions (2) and (6) of planning permission 16/00682/FULL to allow the substitution of previously approved plans	PERCON	DEL	02/10/2017
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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 shall be carried out strictly in accordance with the method statement for an archaeological watching brief by John Valentin dated October 2009 approved under planning permission reference 05/01290/FULL.
- 4 Prior to roofing works beginning, a sample of the slate proposed for use shall be submitted to and agreed in writing by the local planning authority.
- 5 Prior to their installation, further details of the location and design of all ventilation to serve bathrooms and kitchens shall be submitted to and agreed in writing by the local planning authority.
- 6 Prior to their installation working details of the roof lights shall be submitted to and agreed in writing by the local planning authority. All roof lights shall be fitted flush to the roof.
- 7 Rainwater goods shall be metal and not plastic.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
8		All external render, external pointing and internal plaster directly applied to either cob or stone shall be lime putty based and prepared and applied as per best practice.			
9		Before the dwelling hereby approved is occupied, the car parking arrangements indicated on the approved plans shall be provided for use of occupiers of the dwelling and permanently retained thereafter.			
10		Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 1995 (as amended) or any Order revoking and re-enacting that Order with or without modification, no development of the types referred to in Class A of Part 2 relating to the erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure shall be permitted 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 development will not have a detrimental effect on any features of archaeological interest and that those features are appropriately recorded.
- 4 In order to ensure materials and a visual appearance of sufficient quality and appearance to protect the special interest of the curtilage listed barns and the setting of the listed farm house
- 5 In order to ensure materials and a visual appearance of sufficient quality and appearance to protect the special interest of the curtilage listed barns and the setting of the listed farm house.
- 6 In order to ensure materials and a visual appearance of sufficient quality and appearance to protect the special interest of the curtilage listed barns and the setting of the listed farm house.
- 7 In order to ensure materials and a visual appearance of sufficient quality and appearance to protect the special interest of the curtilage listed barns and the setting of the listed farm house.
- 8 To ensure the long term stability and preservation of the curtilage listed building and the use of traditional materials.
- 9 To ensure adequate parking is available and that the setting of the listed building is protected from harm.
- 10 All external render, external pointing and internal plaster directly applied to either cob or stone shall be lime putty based and prepared and applied as per best practice.

Reasons

The proposed development is considered to be appropriately detailed and respects the character, scale, setting and design of the dwelling, as well as the setting of the listed building. The development proposed converts a building that fulfils the criterion laid out in the Local Plan policies and NPPF. The proposal is therefore in accordance with the Mid Devon Local Plan (Part 3) policies DM2, DM11, 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 pre application discussion. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/00394/LBC	Land and Buildings at NGR 288485 115831 Middle North Coombe Templeton Devon	Listed Building Consent for the conversion of barn to dwelling (revised scheme)	PERCON	DEL	02/10/2017

Conditions

- 1 The application shall be begun before 18th July 2019.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 No development shall begin until a schedule of works required to secure the safety and stability of the building during conversion shall be submitted to the local planning authority and agreed in writing. The agreed schedule shall be strictly adhered to during the building works.
- 4 The development shall be carried out strictly in accordance with the method statement for an archaeological watching brief by John Valentin dated October 2009 approved under planning permission reference 05/01290/FULL.
- 5 No development shall begin until a sample panel of stonework has been provided on site (demonstrating stone type, coursing, mortar, pointing materials and finish) and agreed in writing by the local planning authority. All subsequent stonework shall be carried out in accordance with these agreed details.
- 6 Prior to roofing works beginning, a sample of the slate proposed for use shall be submitted to and agreed in writing by the local planning authority.
- 7 Prior to their installation, further details of the location and design of all ventilation to serve bathrooms and kitchens shall be submitted to and agreed in writing by the Local Planning Authority.
- 8 Prior to their installation working details of the roof lights shall be submitted to and agreed in writing by the local planning authority. All roof lights shall be fitted flush to the roof.
- 9 Rainwater goods shall be metal and not plastic.
- 10 All external render, external pointing and internal plaster directly applied to either cob or stone shall be lime putty based and prepared and applied as per best practice.

Reasons

- 1 In accordance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In order to ensure the stability of the building during works and that the barn is genuinely converted and not rebuilt.
- 4 To ensure the development will not have a detrimental effect on any features of archaeological interest and that those features are appropriately recorded.
- 5 In order to ensure materials and a visual appearance of sufficient quality and appearance to protect the special interest of the curtilage listed barns and the setting of the listed farm house.
- 6 In order to ensure materials and a visual appearance of sufficient quality and appearance to protect the special interest of the curtilage listed barns and the setting of the listed farm house.
- 7 In order to ensure materials and a visual appearance of sufficient quality and appearance to protect the special interest of the curtilage listed barns and the setting of the listed farm house.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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- 8 In order to ensure materials and a visual appearance of sufficient quality and appearance to protect the special interest of the curtilage listed barns and the setting of the listed farm house.
- 9 In order to ensure materials and a visual appearance of sufficient quality and appearance to protect the special interest of the curtilage listed barns and the setting of the listed farm house.
- 10 To ensure the long term stability and preservation of the curtilage listed building and the use of traditional materials.

Reasons

The proposed works are not considered to cause any additional harm to the curtilage listed building 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.

17/00855/MFUL	Bow Garden Centre Bow Crediton Devon EX17 6LA	Erection of extension to garden centre to form additional retail space, pallet store, covered entrance and covered outdoor areas and erection of a separate warehouse following removal of polytunnels (1,567sqm total)	PERCON	COMM	05/10/2017
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Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 Before the development hereby permitted is first brought into use, the parking and turning areas and cycle spaces shall be marked out and be available for use in accordance with plans to be submitted to and approved in writing by the Local Planning Authority. Following their provision, these facilities shall be so retained in perpetuity for that specific use.
- 4 No part of the development hereby permitted shall be occupied until the drainage scheme as set out in the Surface Water Drainage Strategy Report prepared by Aquatech (dated 30th August 2017) has been fully implemented and maintained as such thereafter as set in approved Report.
- 5 No external lighting shall be installed on site unless details of such lighting, including the intensity of illumination and predicted lighting contours and proposed hours of operation, have been first submitted to, and approved in writing by, the Local Planning Authority. Any external lighting that is installed shall accord with the details as approved and retained as such thereafter.
- 6 Prior to the completion of the warehouse building, all rubble and associated demolition materials resultant from demolition of the existing polytunnel structures shall be adequately disposed of and removed from the site.
- 7 The warehouse building hereby approved shall be used only in association with and ancillary to the garden centre.
- 8 The net retail sales area of the covered retail space at the site as shown on the approved drawings shall not exceed 1022 square metres.
- 9 No more than 25% of the net sales area, as identified in the covered retail space as confirmed at condition 8 above shall be used for the sale and display of convenience goods, fashion, clothing and/or footwear.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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- 10 The new covered external display area as shown on the approved plans shall not be enclosed other than by the roof hereby permitted and shall not be used for the sale and display of convenience goods, fashion, clothing and/or footwear.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In the interest of highway safety, and to ensure that adequate on-site facilities are available for traffic attracted to the site in accordance DM2 (criterion d) Local Plan Part 3 (Development Management Policies) and/or in accordance with guidance in the National Planning Policy Framework (NPPF).
- 4 To ensure the site is drained in an acceptably sustainable manner and the drainage infrastructure is properly maintained.
- 5 To satisfactorily protect the character and appearance of the area, the residential amenities of nearby occupiers and wildlife. To comply with DM7 of the Local Plan Part 3: (Development Management Policies) and COR18 of the Mid Devon Core Strategy (Local Plan Part 1).
- 6 In the interests of residential amenity; to ensure that there is no significant detrimental impact on adjacent properties.
- 7 In the interest of protecting the visual amenities of the area and in accordance with policy DM2 of Mid Devon Local Plan part 3 (Development Management Policies).
- 8 In order to minimise the retail impact of the proposed development on the vitality and viability of Crediton town Centre, in accordance with Policy DM17 of the Local Plan Part 3 (Development Management Policies).
- 9 In order to minimise the retail impact of the proposed development on the vitality and viability of Crediton town Centre, in accordance with Policy DM17 of the Local Plan Part 3 (Development Management Policies).
- 10 In order to minimise the retail impact of the proposed development on the vitality and viability of Crediton town Centre, in accordance with Policy DM17 of the Local Plan Part 3 (Development Management Policies).

Reasons

The application scheme is for an extension to an existing garden centre just outside of Bow, including; an extension to the sales area, a roof covering over an existing external area and a new warehouse; and is considered to be supportable in principal. It is considered that the benefits of the proposals will help safeguard it's future without adversely affecting the retail hierarchy in the district. The scope of the new build elements at the site by virtue of their overall scale, design and location are not considered to harm the semi-rural character and appearance of the area. The level of parking at the site is considered acceptable and no highway safety issues are raised. On balance the development proposals are considered to constitute sustainable development. Conditions are recommended to manage the arrangements for the management of surface water and to control the proportion of the site that can be used for the sale and display of convenience goods at the site. As such the proposal is considered to comply with policies COR1, COR7, COR9, COR11 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM1, DM2, DM8, DM17 and DM19 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 completion of the assessment of the application and issuing the decision notice in a timescale agreed with the applicant. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/01018/HOUSE	Drews Farm Ashill Cullompton Devon EX15 3NJ	Reconstruction of former outbuildings attached to Drews Farmhouse	PERMIT	DEL	05/10/2017

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 scheme for the reconstruction of former outbuildings is supportable in policy terms. The design is considered to be in keeping with the character of the existing dwelling and would present as a subservient addition. There are no concerns regarding over development of the dwelling curtilage. The proposal would not affect the relationship with the neighbouring properties and it is considered that the proposed scheme would not result in a significant adverse impact to the living conditions of occupants of neighbouring properties. It is not considered that the proposal would materially harm the character, appearance or setting of the listed building. Overall the application scheme is considered to be in accordance with the following Policies; Mid Devon Core Strategy (Local Plan Part 1) COR2 and COR18, Local Plan Part 3 (Development Management Policies) DM1, DM2, DM13 and DM27 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. 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.

17/01019/LBC	Drews Farm Ashill Cullompton Devon EX15 3NJ	Listed Building Consent for the reconstruction of former outbuildings attached to Drews Farmhouse	PERCON	DEL	05/10/2017
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Conditions

- 1 The works hereby permitted shall be begun before the expiration of three years from the date of this consent.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 No works shall begin until working details of the new external doors, door frames and windows including sections, mouldings and profiles, finishes and glazing have been submitted to, and approved in writing by, the Local Planning Authority. Installation of the doors/doorframes and windows shall be in accordance with these approved details, and be so retained.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

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

Reasons

The proposed works are considered to be supportable in policy terms as the works are not considered to materially harm the character, appearance or setting of this curtilage listed building nor the adjoining listed building. The design of the proposed extension is considered to be compatible with the building and it is not considered that it would harm the overall character and appearance of the property. Overall the proposal is considered to be acceptable in accordance with Mid Devon Local Plan policy DM27 and Government advice in the National Planning Policy Framework.

17/01045/MFUL	Land and Buildings at NGR 304975 112145 (Hitchcock's Business Park) Uffculme Devon	Erection of 2 glasshouses and a packaging building, formation of car parking, SuDs pond, access road, and associated infrastructure	PERCON	DEL	03/10/2017
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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 part of the development hereby approved shall commence until the SuDs pond approved under application 17/00559/FULL has been completed, is operational and is available for use to manage the surface water associated with the proposed development and its construction. This method of surface water management shall be retained and maintained as such thereafter.
- 4 Prior to the construction of the footpath, details of the offsite highway works to connect the footpath to the existing bus stop, and the timing arrangements for the footpath lighting shall be submitted to and approved in writing by the Local Planning Authority. The footpath shall be constructed and lit in accordance with the approved details and maintained and retained as such thereafter.
- 5 Prior to the first occupation of any part of the development hereby approved, the footpath link to Uffculme Road shall be provided in full and made available for use.
- 6 Prior to the first use of the glasshouses, the internal blinds shall be installed and operational, the blinds shall be timed so that they are closed at least 30 minutes before dusk and remain closed until at least 30 minutes after dawn throughout the period that the glasshouses are operational.
- 7 The development hereby permitted shall be carried out at all times strictly in accordance with the recommendations set out in Section 5 Evaluation and Recommendations and Appendix 5 Conservation Action Statement of the submitted Preliminary Ecological Appraisal Report prepared by Acorn Ecology Limited and dated March 2017.
- 8 The proposed landscaping shall be completed in the first planting season following the commencement of development, in accordance with the submitted landscaping plan S16/07-12 received on the 22nd of August and the landscaping scheme notes received on the 22nd of August, any trees or plants which, within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species. Once provided, the landscaping scheme shall be so retained.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
9		There shall be no construction, excavation or construction activity, including the storage of materials within 10 metres of trees T6, T7 and T8 as identified in the submitted Tree Survey and Arboricultural Impact Assessment by Hellis Tree Consultants, dated March 2017.			
10		Prior to the construction of the glasshouses, a detailed tree protection scheme, method statement and post development management plan shall be submitted to and approved in writing by the Local Planning Authority, detailing the tree protection measures for every retained tree and hedgerow before and for the duration of the glasshouse construction. The scheme shall include details of the long term maintenance and management of the trees and hedgerows. The method statement shall include details of implementation, supervision and monitoring of: the approved tree protection scheme; all ground protection measures, and; any works required within any root protection zone.			
11		Works to the trees shall be carried out in accordance with the Tree management details in section 9 and the Tree Survey and Tree Quality Assessment contained in Appendix 1 of the submitted Tree Survey and Arboricultural Impact Assessment by Hellis Tree Consultants, dated March 2017.			
12		There shall be no external lighting other than those associated with condition 4 above, unless otherwise 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 To ensure there is adequate on site drainage to manage the surface water associated with the proposed development, in accordance with policy DM2.
- 4 To minimise the impact of the development on the highway network in accordance with Paragraph 32 National planning Policy Framework, to ensure appropriate infrastructure to serve the development in accordance with DM8 and COR9 and to ensure the development does not have a detrimental impact on the site ecology, in accordance with COR18 and DM22.
- 5 To ensure the proposal doesn't have a negative impact on the ecological interests present on site or the amenity of the occupiers of neighbouring properties, in accordance with policies COR18, DM2 and DM22.
- 6 To ensure appropriate facilities are in place to serve the development in accordance with policies COR9 and DM8.
- 7 To ensure the proposal doesn't have a negative impact on the ecological interests present on site, in accordance with policies COR18 and DM22.
- 8 To mitigate the visual impacts of the proposal on the occupants of the neighbouring properties and within the countryside setting, and to ensure the proposal respects the character and appearance of the area, in accordance with policies COR18, DM2 and DM22.
- 9 In order to safeguard these trees from harm of works within their root protection zones to ensure their future retention, to ensure the development retains the natural environment for ecological purposes, in accordance with policies COR18 and DM22.
- 10 In order to safeguard the trees and hedgerow from harm of works within their root protection zones to ensure their future retention and appropriate management. To ensure the development retains the natural environment for ecological purposes and appropriate screening to minimise the impact of the proposal on the character and appearance of the countryside and the amenity of the occupiers of neighbouring properties, in accordance with policies COR18, DM2 and DM22.
- 11 To ensure the works undertaken are appropriate, justified and undertaken in accordance with arboricultural best practice, in accordance with policy DM2.
- 12 To safeguard the ecological interests present at the site in accordance with policies COR18 and DM22.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

The proposed erection of two glasshouses and a packaging building, formation of car parking, access road, and associated infrastructure at Land and Buildings at NGR 304975 112145 (Hitchcock's Business Park), Uffculme, is considered to be acceptable in policy terms. The proposal will create employment opportunities with economic benefits to the local area and district as a whole. The proposal incorporates appropriate infrastructure to serve the proposal in terms of access and site drainage. The proposal will not have an unacceptable impact in terms of light or noise pollution and will appropriately manage waste. The proposal will not have an unacceptably adverse impact on the living conditions of the occupants of the neighbouring properties, subject to the conditions imposed, and will adequately respect the character and appearance of the countryside location. The proposal will retain the ecological and archaeological interests associated with the site, subject to the conditions imposed. As such, it is considered that the proposed development is in accordance with policies COR1, COR2, COR5, COR9, COR18 of the Mid Devon Core Strategy (Local Plan Part 1, policies DM2, DM3, DM4, DM5, DM7, DM8, DM20, DM22, DM27 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, discussions and negotiations, stakeholder meetings and Councillor briefing. 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.

17/01062/ARM	Land at NGR 295316 124977 (Whitehall Farm) Morebath Devon	Reserved Matters for the erection of a holiday let/workshop/therapy room following Outline approval 16/00442/OUT	PERMIT	DEL	02/10/2017
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Conditions

- 1 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 2 The development hereby approved shall not be brought into its use until the access, visibility splays, turning area and parking spaces indicated on drawing number C0652 P8 have been provided and are available for use. Once provided, such parking spaces shall be permanently so retained and maintained for their purpose.

Reasons

- 1 For the avoidance of doubt and in the interests of proper planning.
- 2 To ensure adequate parking facilities are available for the business to avoid parking on the narrow highway and to ensure the access complies with highway safety requirements.

Reasons

The proposal is considered to be acceptable in that the holiday let/workshop therapy room is considered to sit within the landscape reasonably well and to be suitably scaled and designed for its flexible use. Access, parking and turning facilities are considered to be adequate for the use and the development is not considered to have an unacceptable impact on neighbouring residents in terms of loss of privacy or amenity. The development is considered to be in accordance with Policies DM2, DM8 and DM24 of the Local Plan Part 3 (Development Management Policies).

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 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.

17/01067/FULL	Weekes Farm Mutterstock Cullompton Devon EX15 1RN	Change of use of farm building and adjacent yard from agricultural use to a mixed use of cider production and agriculture	PERMIT	DEL	03/10/2017
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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 use of the barn for cider production by virtue of its scale, design and location is not considered to harm the privacy or amenity of the occupiers of another dwelling, or its surroundings, and is considered to be a reasonable diversification of the farming activities on site. As such the proposal is considered to comply with policies COR18 of the Mid Devon Core Strategy and DM2, DM20 and DM22 of Adopted Mid Devon Local Plan Part 3 and the National Planning Policy Framework.

Reasons

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

17/01108/OUT	Land and Buildings at NGR 301748 115242 North-East of Twin Oaks Uplowman Devon	Outline for the erection of a dwelling and new vehicular access	PERCON	COMM	06/10/2017
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Conditions

- 1 Before development begins, detailed drawings to an appropriate scale of the layout of the site, scale and appearance of the buildings and the landscaping (the Reserved Matters) shall be submitted to and approved in writing by the Local Planning Authority.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
2		Application(s) for approval for all the Reserved Matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.			
3		The development hereby permitted shall begin either before the expiration of three years from the date of this permission or before the expiration of two years from the date of approval of the last of the Reserved Matters which have been approved, whichever is the latter.			
4		The details required to be submitted by condition 1 shall include the following additional information: boundary treatments, details of hedge removal and how the boundary hedges will be protected during development.			
5		No development shall begin until the implementation of a programme of archaeological work has been secured, in accordance with a written scheme of investigation which shall have been previously 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.			
6		No development shall begin until details of foul drainage and the surface water drainage management systems to serve the development have been submitted to and approved in writing by the Local Planning Authority. Once approved, the development shall be constructed in accordance with the approved details, and the systems shall be fully operational before the proposed dwelling is first occupied, in accordance with policy DM2 of the Mid Devon Local Plan part 3 (Development Management Policies).			
7		The development shall be carried out in accordance with the recommendations in the Ecology Report by Kestrel Wildlife dated 7th May 2017.			
8		During the construction period, no work shall take place on site or deliveries made to the site outside the daily hours of between 8.00am and 6.00pm on Mondays to Fridays, 9.00am to 1.00pm on Saturdays, and no work or deliveries shall take place on Sundays and Bank/Public Holidays.			
9		The dwelling hereby permitted shall not be occupied until the site access has been hardened and surfaced for a distance of not less than 6.00 metres back from its junction with the public highway, and drained so that no water drains onto the public highway. Thereafter the site access shall be permanently so retained and maintained.			
10		The dwelling hereby permitted shall not be occupied until visibility splays have been provided at the site access in accordance with drawing reference BTC17018P01/P3 with no obstructions to visibility higher than 0.60 metres above the adjacent carriageway/drive level. Once provided, such visibility splays shall be permanently so retained and maintained for that purpose.			

Reasons

- 1 In accordance with the provisions of Section 92(2) of the Town and Country Planning Act 1990 as amended by Section 51 Planning and Compulsory Purchase Act 2004.
- 2 In accordance with the provisions of Section 92(2) of the Town and Country Planning Act 1990 as amended by Section 51 Planning and Compulsory Purchase Act 2004.
- 3 In accordance with the provisions of Section 92(2) of the Town and Country Planning Act 1990 as amended by Section 51 Planning and Compulsory Act 2004.
- 4 To ensure that adequate information is available for the proper consideration of the detailed proposals.
- 5 To ensure that an appropriate record is made of archaeological evidence that may be affected by the development, in accordance with Policy DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies) and Paragraph 141 of the National Planning Policy Framework.
- 6 To ensure adequate drainage facilities are provided in accordance with Policy DM2 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 7 To minimise harm to protected species from the development, in accordance with Policy DM2 of the Mid Devon Local Plan Part 3 (Development management Policies).
- 8 To protect the amenities of neighbouring resident.
- 9 To prevent mud and other debris being carried onto the public highway, in accordance with Policy DM2 of the Mid Devon Local Plan Part 3 (Development management Policies).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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10 To provide adequate visibility from and of emerging vehicles, in accordance with Policy DM2 of the Mid Devon Local Plan Part 3 (Development Management Policies).

Reasons

The proposal is considered to be acceptable in that, in accordance with the provisions of paragraph 14 of the National Planning Policy Framework, the benefits of provision of a single dwelling that respects the existing development pattern of Uplowman and has no unacceptable impact on highway safety, visual amenity and the amenity of neighbouring residents, are considered to outweigh the harm caused by new residential development in a countryside location that is considered to be unsustainable in planning policy terms.

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.

17/01142/FULL	Land at NGR 299621 112764 (Red Linhay) Crown Hill Halberton Devon	Variation of Condition 9 of planning permission 16/01180/FULL to change sections i) and ii) of the condition with reference to the location and source of feedstock and the subsequent ultimate destination of digestate from the anaerobic digester	PERCON	COMM	05/10/2017
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Conditions

- 1 The date of commencement of this development shall be taken as the 15th August 2017 when the application was registered by the Local Planning Authority.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 The colour and finish of the building materials (including the digester dome) shall be retained in accordance with the details as submitted and approved in writing by the Local Planning Authority on 27th October 2016 pursuant to 15/01034/MFUL.
- 4 All works and operations shall take place in accordance with the Operational Traffic Management Plan in the agreed parameters as set out under condition 4 of 16/01180/FULL. The date the plant first became operational ("Operational" shall mean the first production of electricity to be exported to the grid which has been confirmed as 1st June 2017).
- 5 The completed passing bay on Crown Hill is to be retained in accordance with the approved plans "The Passing Bay scale 1:250 and dated 10.02.2015; and The Passing Bay Position scale 1:250 dated 10.03.2015" as set out in 13/01605/MFUL.
- 6 There shall be no storage of chicken and farmyard manures or slurry within the application site except within the liquids buffer tank and feeder hopper (triolet) serving the AD digester approved as part of this planning application.
- 7 All hedgerows within or on the boundary of the site located to the north west of the site and east adjacent to the highway shall be retained and maintained to a minimum height of 2 metres. Any trees or plants die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
8		The external lighting shall be retained in accordance with details agreed under condition 4 of 16/01180/FULL.			
9		<p>i) The feedstock and approved quantities for the anaerobic digester shall be slurry (2,000 tonnes), farmyard and chicken manure (3,000 tonnes), grass and arable crops (8,925 tonnes) only, originally sourced from the sites named in Transport Statement(s) of this application (Hartnoll Farm 62.13ha, Manley Lane 37.60ha, plots 1-13 41.48ha, Maunders 7.71ha, Wellington 23.55ha and Blocks A 19.92ha and B 96ha and shown on plans/aerial photos, Drawing numbers 13425/T04 Revision A 13425/T05 Revision A set out in the approved transport statement date stamped 21st August 2015 under application 15/01034/MFUL and Drawing 3 set out in the approved transport statement date stamped 15th August 2017 and</p> <p>ii) The ultimate destination for the digestate from the anaerobic digester shall be to the sites named in the Transport Statement of this application Hartnoll Farm 62.13ha, Manley Lane 37.60ha, plots 1-13 41.48ha, Maunders 7.71ha Blocks A 19.92ha and B 96ha only and shown on plan/aerial photos Drawing numbers 13425/T04 Revision A and 13425/T05 Revision A set out in the approved transport statement date stamped 21st August 2015 under application 15/01034/MFUL and set out in the approved transport statement date stamped 15th August 2017.</p> <p>iii) A log book shall be maintained and completed detailing where and when the feedstock(s) for the AD plant have come from and where, when and mode of transport of the digestate leaving the site. The Log book shall record name of farm, plot, supplier, number and gross and net weight of vehicles along with date and time of feedstock delivery / digestate distribution.</p> <p>iv) No other sites are to be utilised for either feedstock source or digestate destination. Such log book records shall be submitted to the Local Planning Authority quarterly or within any other frequency as requested by the Local Planning Authority.</p> <p>v) Records of feedstock input into the digester by weight from the hopper (triolet) shall be kept and submitted to the Local Planning authority in writing quarterly or within any other frequency as requested by the Local Planning Authority.</p>			
10		The storage of digestate or other hazardous substances must be within the properly constructed bunded areas of sufficient capacity and containment, as approved in plan number WIN01_Redlinhay3_PP_002 under application 16/01180/FULL. Such approved scheme shall be so retained.			
11		The planting scheme and Bund shall be retained and fully implemented in accordance with details agreed within condition 12 under application 16/01180/FULL. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.			
12		Noise emissions from the Red Linhay Anaerobic Digester site at the nearest noise-sensitive locations are not to exceed the decibel levels stipulated below, day or night. Daytime Noise Level 07.00am - 23.00pm shall not at the boundary of any noise sensitive premises exceed the decibel level 41 dB (LAeq1hr) Night-time Noise Level 23.00pm - 07.00am shall not when measured at 3.5m from the façade of any noise sensitive premises exceed the decibel level 33 dB (LA90 15min). Daytime (Evening) & Night-time Noise Level 19.00pm - 23.00pm the Maximum Instantaneous Noise Level shall not when measured at 3.5m from the façade of any noise sensitive premises exceed 55 dB(LAFmax) evening (19.00-23.00hrs) and night-time (23.00-07.00hrs). *(From the noise data supplied) The average daytime background noise level is 36 dB (LA90 1hr) plus 5 dB exceedance The average night-time background noise level is 28 (LA90 15min) plus 5 dB exceedance			
13		The operator is to provide a further noise assessment demonstrating that the screening and acoustic panelling/boxes are adequate and provides enough protection to ensure that the typical minimum background sound level 22dB (LA90 15min) is not breached from the operation of the plant. This assessment must be submitted to the planning authority within 5 months from the Operational commencement of the AD unit ("Operational" shall mean the first production of electricity to be exported to the grid confirmed as the 1st June 2017). A copy of the findings from the assessment and all recorded data and audio files obtained as part of the assessment shall be provided to the Local Planning Authority (in electronic form) within 28 days of completion of the analysis. Where the assessment information confirms that the noise levels from the operation of the plant are above the typical minimum background sound level 22dB (LA90 15min) within any amenity areas 3.5m from the façade of any noise sensitive properties, the operator shall carry out works to mitigate such effects to comply with the noise condition, details of which shall have first been submitted in writing and approved in writing by the local Authority. The assessment and any such noise mitigation works shall be completed within 6 months from the date of notification and be so retained. The date of notification is the date the operator is informed in writing by the Local Planning Authority detailing the inadequate screening.			
14		The emergency flare stack shall not be operated for maintenance or for testing purpose except between 0700 and 1700 hours on any day (not including Bank Holidays).			
15		Heavy and light Goods vehicles along with plant under the control of the operators which deliver waste, remove digestate or biofertiliser or operate at the site (the site is the area set out on the approved location plan outlined in red) shall only use non-intrusive broadband (white noise) vehicle noise alarms and/or reversing cameras. On such vehicles, there shall be no use of single or multi-pitch reversing beepers.			
16		Written notification confirming the cessation of operations is to be given to the Local Planning Authority 3 month prior to the cessation of the use of the Anaerobic Digester plant hereby approved.			

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17		On the cessation of the use of the Anaerobic Digester plant hereby approved, the site shall be cleared of all buildings and structures, hardstandings bunds and any wastes within a period of six months from the date of cessation. After removal of the above, the surface of the site shall be regraded and be covered with topsoil to a depth of 500mm within a period of three months. The site shall then be planted in accordance with details to be agreed in writing by the Local Planning Authority.			
18		The visibility splay at the site entrance shall be retained in accordance with plan 13425/T03 approved under planning permission 13/001605/MFUL with no obstructions within the visibility area over 1m above the adjacent carriageway level. It shall thereafter be so maintained for that purpose.			
19		The approved system Foscam F19900P or equivalent to monitor the barrier and access to the site is to be retained and maintained operational Such results of the monitoring system shall be submitted to the Local Planning Authority quarterly or within any other frequency as requested by the Local Planning Authority. The approved system is to be so retained.			
20		The permission hereby granted is for a 500kw anaerobic digester only. Power generation from the development shall not exceed 500kw averaged over a quarterly period (such quarterly period to commence from the first Feed In tariff submissions and continue thereafter). Such records of power generation shall be kept and submitted quarterly in writing to the Local Planning Authority.			
21		The Local Planning Authority shall be afforded access at reasonable times to all on site monitoring systems associated with the operation of the AD plant hereby granted.			
22		The PF5000 Heavy Duty Manual Raise Barrier shall be retained in accordance with plan Drawing A Camera and Barrier dated 19th January 2017 agreed under 16/01180/FULL.			
23		Within one Calendar month from the date of this permission a drainage scheme is to be submitted and implemented in accordance with details that shall have been submitted to and approved in writing by the Local Planning Authority. Such scheme shall include details of the provision for the disposal of clean surface water by a sustainable urban drainage system, and separate provision for disposal of foul waste and dirty surface/yard water. The scheme shall include specifications and a timetable for implementation. The water management system shall be completed in accordance with the approved details and retained and maintained for that purpose at all times.			

Reasons

- 1 In order to establish a legal commencement date for the development to enable the development to be monitored by the Local Planning Authority.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the use of materials appropriate to the development in order to safeguard the visual amenities of the area and the character and appearance of the conservation area in accordance with Mid Devon Core Strategy (Local Plan Part 1) COR2 Mid Devon Local Plan DM2 and DM27.
- 4 To safeguard the amenities of the area and occupiers of nearby buildings in accordance with DM2 of Mid Devon Local Plan Part 3 (Development Management Policies).
- 5 In the interest of highway safety and to ensure that adequate passing facilities are available for vehicles attracted to the site in accordance with DM2 and DM22 of the Local Plan Part 3 (Development Management Policies).
- 6 To reduce odour levels within the site and to prevent pollution of the water environment in accordance with policy DM7 of Local Plan Part 3 (Development Management Policies).
- 7 In the interest of the visual amenity of the area and to protect the setting of the Grand Western Canal in accordance with policies DM2, DM22 and DM27 of the Local Plan Part 3 (Development Management Policies).
- 8 To protect the rural character of the area in accordance with policies COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and DM5, DM22 and DM27 of the Local Plan Part 3 (Development Management Policies).
- 9 The application has been considered as a site accepting these feedstock types only and not as a general waste facility and consideration of the impacts on the environment, neighbouring residents and the road network has been made on this basis and in order to accord with policies DM5 and DM22 of the Local Plan Part 3 (Development Management Policies).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
10		To prevent pollution of the water environment in accordance with policy DM7 of Local Plan Part 3 (Development Management Policies).			
11		To protect the rural character of the area in accordance with policies COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and DM5, DM22 and DM27 of the Local Plan Part 3 (Development Management Policies).			
12		To minimise the potential for pollution and disturbance to local amenity, in accordance with policy DM7 of the Local Plan Part 3 (Development Management Policies).			
13		To minimise the potential for pollution and disturbance to local amenity, in accordance with policy DM7 of the Local Plan Part 3 (Development Management Policies).			
14		To minimise the potential for pollution and disturbance to local amenity, in accordance with policy DM7 of the Local Plan Part 3 (Development Management Policies).			
15		To minimise the potential for pollution and disturbance to local amenity, in accordance with policy DM7 of the Local Plan Part 3.			
16		To ensure the Local Authority are made aware of the impending cessation of the use to enable proper consideration of the removal of the items on the site.			
17		To achieve a satisfactory landscape/restoration. In the interest of the visual amenity of the area in accordance with policies DM2, DM22 of the Local Plan Part 3.			
18		To provide adequate visibility from and of emerging vehicles. In the interest of highway safety and consideration of the impacts on the environment, neighbouring residents due to the number of movements to and from the site and in order to accord with policies DM5 and DM22 of the Local Plan Part 3 (Development Management Policies).			
19		To ensure the AD plant is in accordance with that as set out in the application and supporting information and in order to ensure that the impacts of the development are acceptable.			
20		To ensure the AD plant operates in accordance with the parameters and limitations as approved and as set out within the application and its supporting information.			
21		To ensure the AD plant operates in accordance with the parameters and limitations as approved and as set out within the application and its supporting information.			
22		To ensure all vehicles entering and leaving the site pass over the weighbridge to ensure the AD plant operates in accordance with the parameters and limitations as approved and as set out within the application and its supporting information.			
23		To ensure adequate facilities are provided for the disposal of surface water from the development in accordance with policies DM2, DM22 and DM27 of the Local Plan Part 3 (Development Management Policies).			

Reasons

The proposal is to vary parts of condition 9 of planning permission 16/01180/Full relating to where crops can be harvested to provide fuel for the AD plant at Redlinhay along with additional areas for the distribution of the subsequently produced digestate. There is no intension of providing additional feed stock to the site but to provide a more flexible and sustainable cropping rotation in order to facilitate better farming practices. It is considered that there will be no adverse impacts on the highway network or noticeable increases in traffic generation due to the proposed changes. The new variation of the condition will need to ensure that there is not only compliance with the previous transport statement but also the new transport statement subject to this application. All previous conditions will be re-imposed where they are required. Since the granting of the earlier consents a number of the conditions have been discharged and the conditions listed below reflect that situation.

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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/01143/CLU	Land at NGR 292344 109392 (West Barton) Little Silver Cadeleigh Devon	Certificate of lawfulness for the existing use of agricultural land as residential garden for a period in excess of 10 years	PERMIT	DEL	06/10/2017

Conditions

- 1 From the evidence submitted in support of this application, on the balance of probability land has been used continuously as residential garden for a period in excess of ten years. The certificate granted demonstrates what the Local Planning Authority considers to be the relevant

17/01197/CAT	Land at NGR 301044 112936 Between 46-48 High Street Halberton Devon	Notification of intention to coppice 1 Sycamore tree (T2); coppice Hornbeam trees (G3) and Sycamore trees (G1) to form hedge; crown raise Sycamore trees (G2) to 4m and raise crown of 1 Oak tree (T3) by 3m within the Conservation Area	NOBJ	COMM	05/10/2017
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Reasons

The trees are not considered to be of sufficient public amenity to warrant long term protection through the imposition of a Tree Preservation Order and there are therefore no objections to the proposed works.

17/01204/HOUSE	Oak Cottage Upcott Farm Nomansland Devon EX16 8NT	Conversion and extension of garage to self-contained annexe	PERMIT	DEL	03/10/2017
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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 annex accommodation hereby permitted shall be used ancillary to the main dwelling on the site (currently known as Oak Cottage) and shall not at any time be used, either by way of being let, given or sold or otherwise disposed of as a separate unit of accommodation or for commercial purposes.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To protect the character and amenity of this countryside location in accordance with policy COR18.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

The application for the conversion of an existing garage building/ store area to self-contained annex accommodation for Oak Cottage is considered to be supportable in policy terms. The building is well related to the existing dwelling and the proposed alterations to the building are considered to respect the character, scale, setting and design of the existing dwelling. It is not considered that the proposal would result in overdevelopment of the dwelling curtilage or adversely harm the amenity of neighbouring occupiers. Overall the proposal is considered to be in accordance with the following policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan part 1), DM1, DM2 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.

17/01210/FULL	Mid Devon Glass Ltd Finsbury House Lowman Way Tiverton Business Park Tiverton Devon EX16 6SR	Erection of rear extension and alterations	PERMIT	DEL	05/10/2017
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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 carried out in accordance with the approved Flood Risk Assessment (FRA) by XL Planning Ltd and the flood resilience and resistance measures detailed within the FRA shall be fully implemented before the development is first brought into its use.

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 reduce the risk of flooding to the development in accordance with Policy COR11 of the Mid Devon Core Strategy (Local Plan Part 1).

Reasons

With significant weight placed on the need to support economic growth, it has been concluded that there is not a demonstrable harm to the visual amenities of the area. The remaining curtilage within the site would provide sufficient parking and manoeuvring space for vehicles attracted to the site. The proposed extension is unlikely to increase flood risk elsewhere or within the site.

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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/01224/FULL	Land at NGR 301924 107472 (Adj. To St Andrews Primary School) St Andrews Estate Cullompton Devon	Construction of new footpath and access steps to school entrance	PERCON	COMM	06/10/2017

Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 No development shall take place on site until the off-site highway works for the provision of a tactile pedestrian crossing on St Andrews and the provision of school keep clear markings have been designed, submitted to and approved in writing by the Local Planning Authority and have been constructed and made available for use.
- 4 Prior to their installation on site, details (including materials, dimensions and finish) of the steel handrails to be installed alongside the proposed footpath and access steps shall 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 To minimise the impact of the development on the highway network in accordance with Paragraph 32 of the National Planning Policy Framework and to safeguard pedestrians.
- 4 To ensure materials appropriate to the area in accordance with policy DM2 of the Mid Devon Local Plan Part 3 (Development Management Policies).

Reasons

The proposed construction of new footpath and access steps to school entrance is considered to be policy supported. The design of the scheme is of a high quality, incorporating sustainable design features and will preserve the character and special qualities of the adjacent Conservation Area. The Local Planning Authority are satisfied that the surface water drainage can be adequately and sustainably dealt with within the site. The proposal is not considered to have an adverse impact on occupants of neighbouring residential properties. As such, the proposal is considered to be in accordance within the following policies: COR14 of the Mid Devon Core Strategy (Local Plan part 1), DM2, DM25 and DM27 of the Mid Devon Development Management Policies (Local Plan part 3) and the National Planning Policy Framework.

Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included 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
17/01265/HOUSE	Hilary Barnfield Crediton Devon EX17 3HY	Retention of 1.8m high fence on block wall on west boundary and erection of 1.8m fence on existing block wall on north boundary	PERMIT	COMM	05/10/2017

Conditions

- 1 The development hereby permitted is considered to have been lawfully commenced on 21st August 2017.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.

Reasons

- 1 To set a legal commencement date for the works.
- 2 For the avoidance of doubt and in the interests of proper planning.

Reasons

The application for retention of 1.8m high fence on dwarf block wall sections on the west boundary and erection of 1.8m fence on an existing dwarf block wall on the north boundary of this residential property is considered to be supportable in policy terms. Whilst the fence is clearly visible within the street scene at the rear of the property, given the layout and variety of surrounding boundary treatments it is not considered that the presence of the fence results in an unacceptable impact on the character and appearance of the street scene. It is not considered that the fence results in an unacceptable impact on users of the public footpath. There are no concerns regarding over development of the dwelling curtilage or impact on neighbouring properties. Overall the proposal is considered to comply with the following policies 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.

17/01266/FULL	A & S Paving Barnstaple Cross Crediton Devon EX17 2EP	Erection of office, retail and warehouse building to replace existing	PERCON	DEL	06/10/2017
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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 proposed floor space within the new building hereby approved as shown on the approved drawings shall not exceed 738 square metres.
- 4 No more than 200 square metres of the floorspace, as identified in condition 3 above shall be used as retail floorspace.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
5		The commencement of the construction of the new building(s) hereby approved shall not take place until a strategy of surface water drainage for the site using sustainable drainage methods has been submitted to and approved in writing by the Local Planning Authority. The approved development shall be implemented in accordance with the approved strategy prior to the use of the building commencing.			
6		No external lighting shall be installed on site unless details of such lighting, including the intensity of illumination and predicted lighting contours and proposed hours of operation, have been first submitted to, and approved in writing by, the Local Planning Authority. Any external lighting that is installed shall accord with the details as approved and retained as such thereafter.			

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 details as submitted for approval.
- 4 In order to minimise the retail impact of the proposed development on the vitality and viability of Crediton town Centre, in accordance with Policy DM17 of the Local Plan Part 3 (Development Management Policies).
- 5 To ensure that the principles of sustainable drainage are incorporated into this proposal, and to ensure that the proposals does not result in flooding on the highway in accordance with policy DM2 and COR11.
- 6 To satisfactorily protect the character and appearance of the area, the residential amenities of nearby occupiers and wildlife, and to comply with DM7 of the Local Plan Part 3: (Development Management Policies) and COR18 of the Mid Devon Core Strategy (Local Plan Part 1).

Reasons

The application scheme proposes purpose built facilities and a revised layout to replace the existing buildings on the site of an existing builders merchant in the open countryside just outside Crediton, and given that it is proposed for activities to serve the existing business already operating on the site and therefore facilitate rural employment development it is considered to be acceptable in general policy terms. Given the scale, siting and design of the new building complex and the revised site layout it is not considered that the proposals will detract from the visual amenities and character of this part of the open countryside and/or affect the general amenities of the area. Conditions are recommended to restrict the retail sales area and to ensure that surface water drainage is managed appropriately. As such the proposal is considered to comply with Policies COR4, COR9, COR11 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and policy DM1, DM2, DM17 and DM20 of the Mid Devon Local Plan Part 3 (Development Management Policies) and guidance in the National Planning Policy Framework.

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/01277/HOUSE	Drummers Well Cheriton Bishop Exeter EX6 6HD	Erection of two single storey rear extensions and balcony at first floor level	PERMIT	DEL	02/10/2017

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 two single storey rear extensions and balcony above the smaller outshot at first floor level is considered to be supportable in policy terms. The new build sections are of an acceptable scale and design and considered to be in keeping with the character and appearance of the existing dwelling. Overall the design will respect the character, scale, setting and design of the existing dwelling. There are no concerns regarding overdevelopment of the dwelling curtilage. Given the separation distance to the neighbouring properties it is not considered that the proposal would result in any significant adverse impact on the amenity of neighbouring properties. Overall the proposal is considered to be acceptable in accordance with the following policies COR2 and 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.

17/01278/HOUSE	Drummers Well Cheriton Bishop Exeter EX6 6HD	Erection of single storey rear extension to include indoor swimming pool, sauna and fitness suite and engineering works to reduce ground level	PERCON	DEL	03/10/2017
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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 accommodation hereby approved including the swimming pool, sauna and fitness suite shall be used for ancillary activities to the existing dwelling on the site (currently known as 'Drummers Well') and no part shall be used, let, sold or otherwise disposed of as a separate unit of accommodation or for commercial purposes.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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4 Prior to commencement of the excavation work required to accommodate the development hereby approved, a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority, this shall include: (a)Details of the licensed disposal site where the excavated material will be disposed of. (b)Details of the route that construction traffic will take to transport the excavated material from the site to the disposal site as set out in point (a). (c)Details of the daily hours for transporting the excavated material from the site. Works shall take place only in accordance with the approved Construction Management Plan.

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 character and appearance of the site which is in the open countryside and in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policies COR2 and COR18.
- 4 To ensure the excavated waste material is appropriately disposed of in order to protect the character and appearance of the area, and to ensure that the impacts of this process are controlled in the interests of the amenity of users of the public highway.

Reasons

The application for the erection of single storey rear extension to include indoor swimming pool, sauna and fitness suite and engineering works to reduce ground level across the scope of the development plot, and is considered to be supportable in policy terms. The scale of the proposed extension is significant, however the total building mass is reduced by virtue of the design being partially subterranean which helps to reduce the overall visual impact of the scheme. The structure will protrude into the garden area, however it is still considered to be well related to the main dwelling and although the natural appearance of the garden as it currently exists will be substantially altered, it is not considered that the proposed works cause unacceptable harm to the character or appearance of the dwelling or the surrounding area. Overall the scheme is considered to respect the character, scale, setting and design of the existing dwelling. There are no concerns regarding overdevelopment of the dwelling curtilage. Given the separation distance to neighbouring properties it is not considered that the proposal would result in any significant adverse impact on the amenity of neighbouring properties. Overall the proposal is considered to be acceptable in accordance with the following Policies: COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and 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.

17/01291/HOUSE	2 The Glebe Poughill Crediton Devon EX17 4LA	Erection of double garage	PERMIT	DEL	02/10/2017
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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 roof covering of the building hereby approved shall be brown corrugated sheeting only and retained as such thereafter.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the use of materials appropriate to the development to safeguard the visual amenities of the area in accordance with policies DM2 and DM13 of the Local Plan part 3 (Development Management Policies).

Reasons

The application for the erection of a garage building is considered to be supportable in policy terms. Although the building will be sited in front of the dwelling it is considered that it is of an acceptable design and scale such that it is not considered that it would cause harm to the character, appearance, setting or design of the existing dwelling or the wider street scene. The proposal would not result in over development of the dwelling curtilage. Given the scale and siting of the building it is not considered that the proposal would result in any significant adverse impacts on the amenity of neighbouring occupiers. By virtue of its siting the building does not detract from the existing parking arrangements. Overall the proposal is considered to be compliant in accordance with the following policies: COR2 and COR18 of the Mid Devon Core Strategy, DM1, DM2, DM8 and DM13 of the Local Plan part 3 (Development Management Policies) and Government advice in the National Planning Policy Framework.

Reasons

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

17/01300/HOUSE	Oxford House Cheriton Fitzpaine Crediton Devon EX17 4JW	Retention of a garden shed	PERMIT	DEL	02/10/2017
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Conditions

- 1 The effective date for the granting of planning permission is 9th August 2017.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.

Reasons

- 1 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

This application seeks planning permission retrospectively for a garden shed in the rear garden of dwelling within the Cheriton Fitzpane Conservation . The size and massing of the shed does not lead to an over development of the site curtilage and neither does it adversely affect the living conditions of any occupiers of neighbouring properties. Furthermore given its position in the rear garden and its size and scale it is not considered that it affects the contribution that the site makes towards the character and/or appearance of the village conservation area, and/or the setting of the host property as a listed building. On this basis the application is considered to be in accordance with Policies DM2, DM13 and DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies) and COR2 and COR17 of the Mid Devon Core Strategy (Local Plan Part 1). The application should be granted approval.

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.

17/01304/FULL	Land at NGR 308735 108732 France Farm Blackborough Devon	Change of use of land for the temporary siting of an agricultural workers caravan	PERMIT	DEL	04/10/2017
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Conditions

- 1 The use of the temporary workers dwelling hereby permitted shall be discontinued on or before 3rd October 2017, 3 years from date decision notice issued 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.
- 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 occupation of the dwelling shall be limited to a person solely or mainly working, or last working, in the locality in agriculture (as defined by Section 336(i) of the Town and Country Planning Act 1990) or in forestry, or a widow or widower of such a person, or to any dependants.

Reasons

- 1 To allow sufficient time for the agricultural enterprise to become established and to meet the essential need provisions in Policy DM10 of the Local Plan 3 (Development Management Policies) and the National Planning Policy Framework.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 The site is located outside defined settlement limits in the open countryside, where national and local planning policy resists the provision of new residential accommodation without special justification. The temporary permission has been granted on the basis of a projected essential need on the land holding and relates to the need to build up that particular enterprise.

Reasons

The current proposal is acceptable in that the mobile home is reasonably scaled and designed for its use and location and is not likely to cause any significant impact on the visual amenity of the area or on the living conditions of neighbouring occupiers. The applicant has demonstrated an essential need for an agricultural worker to live at or near the holding and there are no existing available dwellings nearby to meet that need. As the essential need is projected, a temporary 3 year permission will be granted. The development is not considered to lead to a significant increase in vehicle movements attracted to the site or have a material impact on the highway network or on highway safety. The proposal is considered to comply with the Mid Devon Core Strategy (Local Plan Part 1) policies COR1, COR2 and COR18 and Policies DM1, DM2, DM8, DM10 and DM22 of the Local Plan Part 3 (Development Management Policies), and paragraph 55 of the National Planning Policy Framework.

Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included 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
17/01305/HOUSE	9 Uplowman Road Tiverton Devon EX16 4LU	Erection single storey rear and first floor side extensions	PERMIT	DEL	02/10/2017

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 extensions are considered to be acceptable in that they are appropriately scaled and designed for their use and location and not considered to have an unacceptable impact on the living conditions of neighbouring properties. The proposal is considered to be in accordance with Policy 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.

17/01306/FULL	Land and Buildings at NGR 303176 115178 (Mickolsfield) Whitnage Road Sampford Peverell Devon	Change of use of an agricultural building to an indoor sand school	PERMIT	DEL	04/10/2017
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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 riding arena hereby permitted shall be used for private equestrian purposes only in connection with the dwelling known as Mickolsfield, Whitnage Road, Sampford Peverell, and shall not be used as a riding establishment or for any commercial equestrian purpose, including any livery use.

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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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.

Reasons

The use of the existing building without external alteration is considered to be acceptable. Given its siting and the scale of the equestrian use, and subject to the proposed use being restricted to prohibit a separate commercial use, it is not considered that the development would impact upon the privacy or amenity of the occupants of other nearby dwellings. The use of the application site for the proposed non-commercial equestrian use is not considered to result in an increase in traffic movement on the local highway network. Following the assessment of the application scheme it is not considered that it will harm the rural character and/or the visual amenities of the area. On this basis the application scheme is considered to be in accordance with policies DM1 and DM23 of the Local Plan Part 3, COR18 of the Mid Devon Core Strategy and the National Planning Policy Framework.

Reasons

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

17/01321/LBC	Lane End Cheriton Fitzpaine Crediton Devon EX17 4JW	Listed Building Consent for installation of a bathroom extractor fan with vent on West elevation	REFUSE	DEL	03/10/2017
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Reasons

1 The proposed works will cause less than substantial harm to the visual appearance and character of the listed building and will not preserve its special architectural, historic and visual interest. The harm, whilst less than substantial, is not counter-balanced by any over-riding public benefit or justification. It is considered that alternative and less harmful options are available. The proposal is therefore not in accordance with the Mid Devon Local Plan (Part 3) policy DM27 and the National Planning Policy Framework and should be refused consent.

17/01324/HOUSE	Eastern Bungalow Oakford Tiverton Devon EX16 9JT	Erection of single storey extension	PERMIT	DEL	06/10/2017
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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 single storey extension to Eastern Bungalow has shown regard for the character and setting of the building and surrounding context. Due to the reasonable sized curtilage it is not considered that the extension would result in the overdevelopment of the curtilage. Due to the rural location and lack of neighbouring dwellings there is likely to be no adverse impacts on the living conditions of neighbouring properties. Therefore the proposal has satisfied the policy criteria related to the requirement of high quality design in DM2 and residential extensions and ancillary development in DM13 of the Mid Devon Development Management Policies (Local Plan Part 3). It has satisfied Mid Devon Core Strategy (Local Plan Part 1) policies by sustaining local distinctiveness (COR2) and the sensitivity towards the countryside (COR18). Therefore the application should be granted approval subject to conditions.

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.

17/01326/FULL	2A Bampton Street Tiverton Devon EX16 6AA	Installation of re-aligned timber shop front, entrance door, and security shutter	PERMIT	DEL	04/10/2017
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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 seeks to install a re-aligned timber shopfront, entrance door and security shutter. The plans have shown the proposal will benefit the character and setting of the Conservation Area and surrounding buildings. It is not considered that the proposed frontage will harm public safety or the visual and public amenity of the Conservation Area. As such the proposal is in accordance with Mid Devon Development Management Policies (Local Plan Part 3) DM18 and DM27, Mid Devon Core Strategy (Local Plan Part 1) policies COR2 and COR6, and paragraph 67 of the National Planning Policy Framework. Therefore the application should be approved subject to conditions.

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
17/01328/HOUSE	Wild Orchard Cheriton Bishop Exeter Devon EX6 6HD	Erection of timber car port and store	PERMIT	DEL	03/10/2017

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 timber car port and store is considered to be supportable in policy terms. The building is functional in its design and is considered to respect the character, scale, setting and design of the existing dwelling. There are no concerns regarding overdevelopment of the dwelling curtilage. Given the siting of building in relation to neighbouring properties it is not considered that it would result in an adverse impact on their amenity. The design, scale and siting of the building is not considered to detract from the character or appearance of the conservation area. Overall the proposal is considered to be compliant with the following policies; COR2 and COR17 of the Mid Devon Core Strategy (Local Plan part 1), DM1, DM2, DM13 and DM27 of the Local Plan part 3 (Development Management Policies) and government advice in the National Planning Policy Framework.

Reasons

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

17/01332/HOUSE	Shapcott Cottage Whitnage Tiverton Devon EX16 7DS	Erection of two storey extension following demolition of single storey extension and porch; internal and external repairs and alterations; alterations to northern boundary/access; erection of den and relocation of greenhouse and polytunnel	PERMIT	COMM	05/10/2017
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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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

- 1 In accordance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.

Reasons

The proposed works to demolish the existing 20th century extensions and replace them with a well-designed two storey extension with lean-to's provides an overall visual improvement to the property particularly on the prominent gable end elevation. The new timber den and the relocated greenhouse and polytunnel are set well away from the house within the large rear garden and have minimal impact on either the setting of Shapcott Cottage or the attached neighbouring Grade II property of Whitnage Chart. The extension and alterations will not have an adverse impact on the privacy or amenity of the occupiers of neighbouring properties. The proposed development is therefore considered to be acceptable. Therefore, the proposal is in accordance with Mid Devon Local Plan part 3 (Development Management Policies) policies DM2, DM13 and DM27 as well as Paragraph 58 and 131 of the National Planning Policy Framework.

Reasons

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

17/01333/LBC	Shapcott Cottage Whitnage Tiverton Devon EX16 7DS	Listed Building Consent for the erection of two storey extension following demolition of single storey extension and porch; internal and external repairs and alterations; alterations to northern boundary/access; erection of den and relocation of greenhous	PERCON	COMM	05/10/2017
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Conditions

- 1 The works hereby permitted shall be begun before the expiration of three years from the date of this consent.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 Prior to their installation working details of all new windows and doors including sections, mouldings and profiles, finishes and glazing shall be submitted to and approved in writing by the Local Planning Authority . The doors and windows so approved shall be installed strictly in accordance with the approved details and be so retained.
- 4 Details of all window repairs and remaking of windows and frames shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of each window repairs and/ or remaking. All repairs and remaking shall be carried out strictly in accordance with the approved details and be so retained.
- 5 Samples of the proposed slates and corrugated iron shall be submitted to and approved in writing by the Local Planning Authority prior to installation on the building.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

- 1 In accordance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the use of materials and detailing appropriate to the character and appearance of the listed building in accordance with Policy DM27 of the Local Plan Part 3 (DM Policies).
- 4 To ensure the use of appropriate materials finishes and methods for the age and character of the building in accordance with Policy DM27 of the Local Plan Part 3 (DM Policies).
- 5 To ensure the use of materials appropriate to the character and appearance of the listed building in accordance with Policy DM27 of the Local Plan Part 3 (DM Policies).

Reasons

The proposed demolitions are justified removals of poor quality mid 20th century extensions whilst the proposed new extension is of traditional design with appearance and materials appropriate to this age of vernacular building. The removal of various mid 20th century internal partitions will result in some of the significance of the building becoming more legible. The repairs to joinery represent good conservation practice, whilst justified replacement will help to maintain the rest of the remaining historic fabric. It is therefore an acceptable proposal resulting in improvement of the setting of the building, conservation of historic fabric and improved legibility of 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 paragraphs 132 and 134 of the National Planning Policy Framework.

17/01335/HOUSE	35 Marguerite Road Tiverton Devon EX16 6TD	Conversion of garage to additional ancillary accommodation	PERMIT	DEL	04/10/2017
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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 seeks planning permission for the conversion of a garage to ancillary accommodation at 35 Marguerite Road, Tiverton. The proposed plans are considered to have respected the local distinctiveness and character of the area. The design of the garage conversion is considered to be acceptable in siting and scale, and does not result in an over-development of the dwelling curtilage. The proposed development does not pose harm to the living conditions of neighbouring properties. Therefore the application has satisfied the required criteria in policy DM2 and DM13 of the Mid Devon Development Management Policies (Local Plan Part 3). As well as meeting COR2 and COR13 of the Mid Devon Core Strategy (Local Plan Part 1). Therefore it is recommended that the application is approved subject to conditions.

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.

17/01341/ADVERT	2A Bampton Street Tiverton Devon EX16 6AA	Advertisement Consent for the display of an internally illuminated fascia sign	PERMIT	DEL	04/10/2017
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Conditions

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

Reasons

- In accordance with the provisions of the Town and Country Planning (Control of advertisement) (England) Regulations 2007.

Reasons

The application seeks advertisement consent for the display of an internally illuminated fascia sign at 2 Bampton Street, Tiverton. The proposed plans are considered to enhance the historic character and setting of the buildings and Conservation Area context. The proposed signage is not considered to pose harm to public safety and will not be of detriment to the amenity of the locality in which the signage lays. The proposal is in accordance with local policies COR2 and COR6 of the Mid Devon Core Strategy (Local Plan Part 1); DM18 and DM27 of the Mid Devon Development Management Policies (Local Plan Part 3); paragraph 67 of the National Planning Policy Framework; and the Town and Country Planning (Control of Advertisement) (England) Regulations 2007 (as amended). Therefore the application should be approved subject to conditions.

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
17/01352/NMA	Land and Buildings at NGR 288707 113946 The Old School House Templeton Devon	Non Material Amendment for 16/01748/FULL to allow the substitution of proposed drawing	REFUSE	DEL	06/10/2017

Reasons

Proposed is the instillation of a new raised collar roof structure as shown on plan which would result in the eaves being raised by 115.92mm and then ridge by 199.23mm.

Reasons

The proposal alteration to remove and replace the roof structure of this building to be converted is significant and is a material consideration that was not taken into account in the determination of the original planning application. The relevant policy DM11 (Conversion of rural buildings) states that conversions will be permitted where, amongst other things, the building can be converted without significant alteration, extension or rebuilding and the design retains the original character of the building. The structural report submitted alongside the original application found the roof structure to be in generally sound condition and suitable for reuse. In addition, the building is a local heritage asset, protected by policy DM27 and the National Planning Policy Framework. Condition 3 of the original permission requires the submission of an appropriate programme of historic building recording and analysis is secured and implemented in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority. The condition states that the development shall be carried out at all times in strict accordance with the approved scheme, or such other details as may be subsequently agreed in writing by the District Planning Authority. The significance of the roof structure is currently unknown. The importance of this feature and the necessity of its removal is a material consideration that was not taken into account in the determination of the planning application. Furthermore, the proposed alteration has the potential to detrimentally impact upon the appearance of the building and erode the quality of the conversion scheme approved. Without further details of the works, external materials to be used, and full scale elevational details of the proposal, the impacts of the alterations cannot be adequately considered. Such details have not been provided in support of this application.

17/01356/HOUSE	Penderels Bickleigh Tiverton Devon EX16 8RH	Erection of a replacement porch	PERMIT	DEL	06/10/2017
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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 replacement porch at Penderels, Bickleigh is considered to be acceptable. 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 DM27 and 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.

17/01365/FULL	Land and Buildings at NGR 281295 109852(Higher Densham) Black Dog Devon	Erection of an extension to farm building	PERMIT	DEL	03/10/2017
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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 extension to a farm building is acceptable in policy terms. It is considered that the development is reasonably necessary to support the continued farming activity on the land. The proposed erection of an extension to the farm building is considered to be an effective and efficient use of space. Therefore it is considered to be sensitively placed and well-designed to respect the character and appearance of the surrounding area. The proposed does not raise any ecological issues or transport and movement issues for consideration. As such the proposal is considered to comply with COR2 and COR18 of the Mid Devon Core Strategy (local plan part 1); DM2 and DM22 of the Mid Devon Development Management Policies (local plan part 3); and the National Planning Policy Framework.

Reasons

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

17/01402/HOUSE	Porthmeor Culmstock Cullompton Devon EX15 3JJ	Erection of single storey extension and installation of solar panels on existing garage	PERMIT	DEL	06/10/2017
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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 application for the erection of single storey extension and installation of solar panels on existing garage at Porthmeor, Culmstock is considered to be acceptable. The overall scale and design of the scheme is considered to respect the character, scale, setting and design of the existing house. The proposed development would not result in the over development of the curtilage. Overall, it is not considered that the application scheme would result in any significant adverse impacts to the living conditions of occupants of any neighbouring properties. On this basis the proposals are considered to sufficiently comply with the following policies; Mid Devon Core Strategy (Local Plan part 1) COR17, Local Plan part 3 (Development Management Policies) DM2, DM13 and DM27 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.

17/01472/NMA	Bollhayes Park Farm Clayhidon Cullompton Devon EX15 3PN	Non-Material Amendment for 17/00449/HOUSE to allow increase in floor area	PERMIT	DEL	06/10/2017
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Reasons

Although the overall size of the proposed extension is an increase from that approved it is considered that the proposed increase will have no material alteration in appearance of the building, and there will be no adverse impacts on the adjacent properties or the dwelling itself. The inclusion of opening lights above the door are acceptable and create no adverse impacts.

Reasons

1. Increase in area of the proposed extension granted under 17/00449/House.

17/01526/NMA	Burleyhayes Linhay Hemyock Devon	Non-Material Amendment for 17/00745/FULL to allow amended internal layout and installation of second velux window on North elevation	PERMIT	DEL	05/10/2017
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Reasons

The proposed internal layout amendments are not considered to require planning permission. The installation of a second Velux window on the North elevation is not considered to negatively impact on the character of appearance of the holiday let and will allow for an improved internal layout.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

To allow amended internal layout and installation of second Velux window on North elevation.

17/01603/NMA	35 Rackenford Road Tiverton Devon EX16 5AF	Non-Material Amendment for 17/00753/HOUSE - To allow insertion of additional door to side elevation of garage	PERMIT	DEL	06/10/2017
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Reasons

The proposal is not consequential in terms of its scale and would not result in a detrimental impact either visually or in terms of amenity. Nor would the interests of any third party be disadvantaged.

Reasons

Amendment to the proposed side elevation to add an additional door for access to an internal WC.
