

Decision Register

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/01821/FULL	Land and Buildings at NGR 295557 101935 (Roosters Babylon) Silverton Devon	Retention of change of use of agricultural buildings to B1 (Business), B2 (General industry) and B8 (Storage and distribution) uses	PERCON	DEL	17/10/2017

Conditions

- 1 The development hereby approved shall be considered to have begun on the 5th December 2016, the date the application was registered with the Local Planning Authority.
- 2 No materials, goods, products, chattels, scrap or waste materials shall be stored outside of any building, at any time without details of any areas to be used for storage and the type of storage first having been submitted to and approved in writing by the Local Planning Authority.
- 3 No retail sales shall be carried out on any part of the application site/within any building on the application site.
- 4 Prior to its installation, any external lighting shall be submitted to and approved in writing by the Local Planning Authority. The external lighting shall be installed in accordance with the approved details and thereby retained as such unless a variation is subsequently submitted to and approved in writing by the Local Planning Authority.
- 5 Within 2 months of the date of this permission, the works to the eastern access shall be completed in accordance with the details contained with Drawing Number 378254/04 and thereafter retained and maintained.
- 6 Within 2 months of the date of this permission, details of the height and finish of the replacement eastern access boundary treatment (post and rail fence) shall be submitted to and approved in writing by the Local Planning Authority. The proposed works shall be carried out in accordance with those approved details and thereafter be retained and maintained.
- 7 The western-most entrance shall be used only for the entrance of vehicles into the site. The eastern-most access shall be used only for the emergence of vehicles from the site, creating a west/east internal one way system. Within 1 month of the date of this permission, details of appropriate signage to be erected at each access and within the site shall be submitted to and approved in writing by the Local Planning Authority. The approved signage will be erected on the site within 1 month of the approval of the Local Planning Authority and thereafter be retained and maintained.
- 8 The visibility splay at the junction of Babylon Lane, Stumpy Cross and Kenson Hill shall be retained and maintained at 2.4m back along the centre line of Babylon Lane east of Stumpy Cross, extending to a point 45m north of the junction on Kenson Hill, with no obstruction greater than 1m above the adjoining carriageway.
- 9 The units within building 5 as annotated on the approved plans shall only be used for purposes within Use Classes B1 and B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.
- 10 Notwithstanding Class P, Schedule 2, Part 3, of the Town and Country Planning (General Permitted Development Order) 2015 (as amended), the units within buildings 1, 2, 3, 4 as shown on approved plans 378254/01 and 378254/02 shall only be used for purposes within Use Classes B1, B2 and B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.

Reasons

- 1 For the avoidance of doubt and to provide a commencement date for the development.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
2		To safeguard the character and amenities of the area and to ensure that adequate parking facilities remain available for the use of the site, in accordance with policies DM2 and DM8 of the Local Plan Part 3 (Development Management Policies).			
3		To prevent unnecessary traffic from being attracted to the site as a result of direct sales to retail customers, which may adversely affect safety on the local road network in accordance with DM2 (criterion d) Local Plan Part 3 (Development Management Policies) and/or in accordance with guidance in the National Planning Policy Framework (NPPF).			
4		In order to safeguard the visual amenity of the area and its rural character and appearance.			
5		In the interests of highway safety, to provide a satisfactory access to the site with adequate visibility from and of emerging vehicles			
6		In the interests of highway safety, to provide a satisfactory access to the site with adequate visibility from and of emerging vehicles and to ensure that the development makes a positive contribution to the character and amenity of the area in accordance with policy DM2 of Local Plan Part 3: (Development Management Policies) and guidance in NPPF.			
7		In the interests of highway safety in accordance with policy DM2 of Local Plan Part 3: (Development Management Policies) and guidance in NPPF.			
8		In the interests of highway safety, to provide a satisfactory access to the site with adequate visibility from and of emerging vehicles in accordance with policy DM2 of Local Plan Part 3: (Development Management Policies) and guidance in NPPF.			
9		To safeguard the living conditions of the occupants of nearby residential properties in accordance with policy DM2 of the Local Plan Part 3: (Development Management Policies).			
10		To ensure the units are used for a permitted use, in the interests of highway safety in accordance with DM2 of Local Plan Part 3 (Development Management Policies) and guidance in NPPF and to safeguard the living conditions of the occupants of nearby residential properties in accordance with policy DM2 of the Local Plan Part 3: (Development Management Policies).			

Reasons

The site is located within the open countryside where development is controlled. The National Planning Policy Framework is very clear that there should be an emphasis on promoting sustainable economic development, even in the open countryside. The buildings themselves are relatively agricultural in appearance and do not require external alterations for the proposed uses. They are well screened from any public highway so only reasonably distant views would be obtained from the north. It is not considered that the proposal will harm the rural character of the area or any nature conservation interests. There are no residential properties in very close proximity to the units and therefore the proposed development is unlikely to impact on residential amenity. The use of the building closest to an off site dwelling will be controlled via condition. It is not considered that the use of this building would prejudice town and village vitality on such a scale as to warrant refusal of the application. As such, it is considered that the proposal complies with policies COR1, COR4, COR8, COR9 and COR18 of Mid Devon Core Strategy (Local Plan part 1) and policies DM1, DM2 and DM8 of the Local Plan Part 3. In addition, the proposed development is considered to be in accordance thrust of the National Planning Policy Framework in promoting sustainable rural economic development.

Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included 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
17/00085/PE	Mid Devon District Council Phoenix House Phoenix Lane Tiverton Devon EX16 6PP	TEST APPLICATION - used by System Admin for 'Testing' purposes only. njr 17.1.17	PERMIT	COMM	18/10/2017

Reasons

This is the reason for approval

Reasons

this is the reason for refusal

17/00764/FULL	Land and Buildings at NGR 299844 105685 Gingerland Farm Colebrooke Lane Cullompton Devon	Conversion of existing brick woodstore to provide 1 dwelling (Revised Scheme)	PERMIT	DEL	20/10/2017
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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 Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) Order 2015 as amended by the Town and Country Planning (General Permitted Development) Amendment (No.2) Order 2016 (or any Order revoking and re-enacting that Order with or without modification) no development of the types referred to in Classes A, B, C, D, E, F, G H of Part 1, or Classes A, B, C, D, E, F of Part 2 of Schedule 2, relating to fences, gates, extensions or structures, shall be undertaken within the application site/dwelling curtilage without the Local Planning Authority first granting planning permission.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To safeguard the character and appearance of the building and the character and appearance of the listed building in accordance with Policies DM2 and DM27 of the Local Plan Part 3 (Development Management Policies).

Reasons

The National Planning Policy Framework establishes the principle that the reuse of redundant or disused buildings in the open countryside as dwellings, could be considered acceptable, and Policy DM11 of the Local Plan Part 3 reflects this guidance. To be converted to a dwelling, Policy DM11 only applies if the existing building positively contributes to the area's rural character. It is considered that the Brick built Woodstore does positively contribute to the rural character of the area. In the revised form, the works to the building are considered to respect the character of the building and the surrounding rural environment, and will not adversely affect the amenities and living conditions of any neighbouring properties or the listed building. The proposed access arrangements are considered acceptable. The proposal is not considered to cause harm to nature conservation interests in the local area. Contributions towards public open space are to be provided. The proposal is therefore considered to comply with Policies COR1, COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1); Policies DM1, DM2, DM8, DM11, DM15, and DM27 of Local Plan Part 3 (Development Management Policies) and Policy AL/IN/3 of Allocations and Infrastructure Development Plan Document (Local Plan Part 2).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

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

17/00765/LBC	Land and Buildings at NGR 299844 105685 Gingerland Farm Colebrooke Lane Cullompton Devon	Listed Building Consent for the conversion of existing brick woodstore to provide 1 dwelling	PERCON	DEL	20/10/2017
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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 Before the installation of any new joinery, working details (to a scale 1:10) of the new external windows and frames, doors and door frames including sections, mouldings and profiles, finishes and glazing shall be submitted to, and be approved in writing by, the Local Planning Authority. Installation of these shall be in accordance with these approved details, and be so retained.
- 4 The new brick work is to match the existing on the building in size, colour texture, with a corresponding mortar joint to match the existing in texture, colour and thickness and be so retained.
- 5 No hard landscaping works in the areas shown on the approved plan(s) shall begin until details or samples of the surfacing materials to be used in those areas have been submitted to, and approved in writing by, the Local Planning Authority. Such approved works shall then be carried out before the development hereby permitted is first brought into its permitted use, and shall be so retained.
- 6 All rainwater goods shall be of cast iron, or other metal, the final finish of which shall be agreed in writing by the Local Planning Authority before installation, and shall be so retained.
- 7 No meter boxes shall be fixed to the outside of the property.

Reasons

- 1 In accordance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the use of materials appropriate to the development in order to safeguard the character and appearance of the listed building in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2 and Mid Devon Local Plan Part 3 (Development Management Policies) Policy DM27.
- 4 To ensure the use of materials appropriate to the development in order to safeguard the character and appearance of the listed building in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2 and Mid Devon Local Plan Part 3 (Development Management Policies) Policy DM27.
- 5 To ensure the use of materials appropriate to the development in order to safeguard the character and appearance of the listed building in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2 and Mid Devon Local Plan Part 3 (Development Management Policies) Policy DM27.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
6		To ensure the use of materials appropriate to the development in order to safeguard the character and appearance of the listed building in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2 and Mid Devon Local Plan Part 3 (Development Management Policies) Policy DM27.			
7		To ensure the use of materials appropriate to the development in order to safeguard the character and appearance of the listed building in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2 and Mid Devon Local Plan Part 3 (Development Management Policies) Policy DM27.			

Reasons

The proposed development affects a Listed Building. The proposed development is not considered to detract from the character, appearance or historic interest of the Listed Building and therefore complies with Policy COR2 of Mid Devon Core Strategy (Local Plan Part 1) and Policy DM27 of the Local Plan Part 3 (Development Management Policies).

17/00872/FULL	Building at NGR 291695 116094 (Buttermoor Farm) Loxbeare Devon	Conversion of storage barn to agricultural workers dwelling	PERCON	DEL	19/10/2017
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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 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 as person, or to any dependents.
- 4 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.
- 5 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.
- 6 The good practice/mitigation works as set out in Section 4 of the submitted Protected Species Survey prepared by Richard Green Ecology Ltd dated June 2017 shall be implemented, completed and retained in accordance with the requirements of that report.
- 7 The recommendations set out in Section 4 of the Structural Report prepared by David Golightly dated 9th June 2017 shall be implemented and completed in accordance with the requirements of that report. No development shall begin until a schedule of works has been submitted to and approved in writing by the Local Planning Authority. The schedule of works shall include: (a)Details of any demolition or removal of any building fabric and any rebuilding or repairing works required to convert the building; (b) Details of all measures required to support any wall, floor, roof or other vertical or horizontal surface (c)Details of measures required to provide protection for the building against the weather during the conversion works. The agreed schedule shall be strictly adhered to during the course of the conversion works.

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
3		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.			
4		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 (Local Plan Part 1) Policy COR2 and the National Planning Policy Framework.			
5		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.			
6		In accordance with the Natural Habitats & Conservation Regulations 1994 and to safeguard protected species in accordance with Policy DM2 Local Plan Part 3: (Development Management Policies).			
7		To ensure the safety and stability of the building during conversion, as this permission relates to a conversion and not a reconstruction of the building in accordance with Policy DM11 of Local Plan Part 3: (Development Management Policies).			

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 on the site or in the local area. The proposal does involve the sensitive conversion of an existing redundant/disused building on the site and, as such, it is justified by personal or other special circumstances. There is no evidence of bat usage of the building, however, the recommendations of the ecology survey should be followed. The proposed dwelling is a very modest 2 bedroomed property. The applicant has provided a financial contribution towards the provision of public open space and the proposal will attract payment of a New Homes Bonus. It would conform with the National Planning Policy Framework and Local Plan Policies COR1, COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2, DM8, DM10, DM11, DM14, and DM15 of the Local Plan Part 3 (Development Management Policies), Policy AL/IN/3 of the Allocations and Infrastructure Development Plan Document (Local Plan Part 2), the Supplementary Planning Document on the provision and funding of public open space and play areas and the National Planning Policy Framework. There are no material considerations that indicate that permission should be not granted.

Reasons

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

17/01003/FULL	106 High Street Crediton Devon EX17 3LF	Conversion of second floor and loft including insertion of dormer to form flat, internal and external alterations to improve access and demolition of rear lean-to extension	PERMIT	DEL	16/10/2017
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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 scheme for the conversion of part of the existing first floor and loft space including a new roof dormer construction, and other associated works, to form an additional residential flat at 106 High Street Crediton is considered to be supportable in policy terms. The design and scale of the alterations including the proposed dormer construction at roof level is considered to result in less than substantial harm to the character and appearance of the building which is listed, without detrimentally affecting the setting of it. No car parking is proposed which is considered acceptable in policy terms given the site location. Arrangements to satisfactorily address the policy requirements of AL/CRE/8 and AL/IN/3 of the Mid Devon Allocations and Infrastructure Development Plan Document (Local Plan Part 2) have been agreed as part of a section 106 agreement. On balance the proposals are therefore considered to comply with the following Policies; COR15 of the Mid Devon Core Strategy (Local Plan Part 1), DM2, DM8 and DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

Reasons

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

17/01006/LBC	106 High Street Crediton Devon EX17 3LF	Listed Building Consent for the conversion of second floor and loft including insertion of dormer to form flat, internal and external alterations to improve access and demolition of rear lean-to extension	PERCON	DEL	16/10/2017
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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 The rooflight hereby approved shall be a conservation type rooflight flush fitting to the roof slope.
- 4 Before commencement of the development, structural details of the works to the roofspace including works to the trusses and ridge beam shall be submitted to, and approved by the Local Planning Authority in writing.
- 5 The proposed demolition work is to be carried out no later than 6 months after the first occupation of the proposed flat.
- 6 The soil and vent pipes are to be of black plastic and other existing pipes to be painted black to match.

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 In order to safeguard the visual amenities of the listed building in accordance with Policy DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 4 In order to safeguard the visual amenities of the listed building in accordance with Policy DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 5 In order to safeguard the visual amenities of the listed building in accordance with Policy DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 6 In order to safeguard the visual amenities of the listed building in accordance with Policy DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies).

Reasons

The proposal for the conversion of part of the first floor and loft space including a new roof dormer construction, and other associated works, to form an additional residential flat at 106 High Street Crediton will not result in significant harm to the character or setting of the listed building. On this basis the proposal is considered to be acceptable in accordance with Local Plan Part 3 (Development Management Policies) DM27, and the National Planning Policy Framework.

17/01074/FULL	Land at NGR 286840 97456 Woodley Farm Newton St Cyres Devon	Erection of a replacement farmhouse and boiler house/bat roost demolition of existing farmhouse	PERCON	DEL	16/10/2017
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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 development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved 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.
- 4 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no development of the types referred to in Classes A, B, C, D, E of Part 1, relating to enlargement, improvement or alteration of the dwelling or roof the construction of porch or the erection of incidental buildings or enclosures, shall be undertaken within the application site/ dwelling curtilage without the Local Planning Authority first granting planning permission.
- 5 The boiler house/ bat roost building shall be constructed and retained in accordance with the recommendations in the ecological report by J.L Ecology dated May-July 2017. It shall be completed and ready for use by bats prior to the demolition of the existing dwelling.
- 6 The existing dwelling shall be completely demolished following the completion of the boiler house/ bat roost building. Demolition of the existing house shall not be carried out within the bat/bird roosting period of March- September.

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, in accordance with Paragraph 141 of the National Planning Policy Framework (2012) and the supporting text in Paragraphs 5.3 of Policy DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies), that an appropriate record is made of archaeological evidence that may be affected by the development.
- 4 To ensure the size of the replacement dwelling reflects the requirements of Policy DM12 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 5 In the interests of ensuring that the proposed development will not have a detrimental impact upon protected species in accordance with the recommendations set out in the ecological report by J.L Ecology dated May- July 2017.
- 6 In the interests of ensuring that the proposed development will not have a detrimental impact upon protected species in accordance with the recommendations set out in the ecological report by J.L Ecology dated May- July 2017.

Reasons

The application scheme for the erection of a replacement farmhouse and separate building to function as boiler house bat roost following the demolition of existing farmhouse is considered to be supportable in policy terms. The scheme presents a reasonable increase in floor space that is considered to be compliant with policy DM12. Despite that increase in scale of the dwelling there are no nearby properties that would be significantly impacted by the proposal and it is considered that the larger dwelling can be accommodated within the curtilage (revised footprint) without resulting in harm to the character and appearance of the rural area. The provision of the boiler house/ bat roost is considered to be acceptable as an ancillary building with good justification following the results and recommendations of the ecology survey. The access and parking arrangements are considered to be acceptable. On this basis, the proposal is considered to comply with the following Policies: COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM2, DM8, DM12 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.

17/01232/PNCOU	Land and Buildings at NGR 307104 113338 (East Of Ashley Close) Uffculme Devon	Prior Notification for the change of use of agricultural building to dwelling under Class Q	RPA	DEL	19/10/2017
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Reasons

- 1 The application site lies adjacent to an operational concrete products factory and aggregate bagging plant. The provision of a dwelling in this location is considered to result in a development which would likely be exposed to noise levels above the WHO recommendation for outdoor living spaces and without mitigation would also likely result in unacceptable noise levels within the property itself. Furthermore, there is the likelihood that there will be conflict between the two uses on a regular basis as a result of the ongoing noise from the neighbouring site, even if noise levels were below those which would constitute a statutory nuisance. On this basis, it is not desirable or suitable for a dwelling to be provided in this location.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/01301/ADVERT	27 Fore Street Tiverton Devon EX16 6LZ	Advertisement Consent to display 1 internally illuminated fascia sign, 1 non illuminated hanging sign, 2 window vinyl signs	PERMIT	DEL	16/10/2017

Conditions

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

Reasons

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

Reasons

Subject to the imposed conditions, the proposed signage will not harm public safety and will not be of detriment to the amenity of the locality or the Conservation Area within which the site lies. The proposal is in accordance with COR2 of the Mid Devon Core Strategy 2007, policy DM27 of the Local Plan Part 3 (Development Management Policies) and government guidance in The National Planning Policy Framework.

17/01307/FULL	Unit 3 Harris Court Kennedy Way Tiverton Devon EX16 6RZ	Temporary change of use of part of retail unit (Class 1) to veterinary practice and the installation of 8 external air conditioning units and gas bottle storage	PERMIT	DEL	20/10/2017
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Conditions

- The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- The use of the premises as a veterinary practice shall only be carried out whilst the applicant occupies the floorspace proposed to change use. Upon the applicant permanently vacating the unit, the floorspace shall be returned to the permitted A1 retail use.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.

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

3 To reflect the temporary nature of the permission applied for, and to allow the unit to revert back to its retail use when the unit is no longer required by the applicants, in conjunction with the existing pet retail store on land adjacent to the application site.

Reasons

The proposed temporary change of use of 183 square metres of A1 floor space to a D1 Veterinary practice, with external alterations and the instillation of 8 air conditioning units is considered to be acceptable in policy terms. The proposal is in an acceptable location, will not adversely impact on the amenity of the occupiers of nearby properties; will be served by an appropriate access and parking facilities and will not present an unacceptable floor risk. The scope of the external alterations are considered acceptable in terms of how they affect the visual appearance of the building. The air conditioning units are proposed to the rear of the building and therefore should not result in any concerns in terms of noise pollution. Overall, the proposal is considered to be in accordance with Policies DM2, DM7, DM8, DM17 and DM21 of the Mid Devon Local Plan Part 3 (Development Management Policies), Policies COR1, COR7, COR9, COR12, COR11 and COR13 of the Mid Devon Core Strategy (Local Plan Part 1) and the National Planning Policy Framework.

Reasons

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

17/01309/FULL	Land and Buildings at NGR 307624 112800 (Longflint) Uffculme Devon	Change of use of agricultural land to domestic garden; erection of greenhouse; construction of replacement footbridge	PERMIT	DEL	16/10/2017
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Conditions

1 The date of commencement of this development shall be taken as the 21st 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.

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.

Reasons

The proposed change of use of land, replacement of bridge and greenhouse 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 are not considered to detract from the character, appearance of the barn complex. As such the proposal is considered to comply with Policies DM2 and DM13 of Adopted Mid Devon Local Plan Part 3 (Development Management Policies) 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 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.

17/01374/HOUSE	Stonegate Cottage Popes Lane Lapford Crediton Devon EX17 6PW	Erection of a first floor extension	PERMIT	DEL	18/10/2017
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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 an extension at first floor level above an existing outshot is considered to be supportable in policy terms. The design of the extension is considered to respect the character, scale, setting and design of the existing dwelling and will not have an adverse impact on the wider street scene. It is not considered that the proposal would result in overdevelopment of the dwelling curtilage. Furthermore it is not considered that the proposal would significantly alter or harm the relationship with the neighbouring properties to the extent that the neighbouring occupiers would experience an oppressive environment by virtue of the extension. Overall the proposal is considered to be acceptable in accordance with the following policies COR2 of the Mid Devon Core Strategy (Local Plan 1), 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.

17/01375/FULL	Land and Building at NGR 314785 113530 Fourways Barn Hemyock Devon	Erection of 3 bay stable block and tack room	PERMIT	DEL	19/10/2017
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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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- 3 The stable building hereby approved shall only be used for private equestrian purposes in connection with the occupation of Fourways Barn, and shall not be let, used or sold for any other purpose.

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 prevent an unacceptable increase in traffic on the local highway network in accordance with policy DM23 of the Mid Devon Local Plan Part 3 (Development Management Policies).

Reasons

The application scheme proposes the erection of a stable block with tack room. The design, scale, location and materials proposed for the new building are considered to be acceptable. Given the siting of the building and the scale of the equestrian use, it is not considered that the scope of change proposed would impact upon the privacy of or amenity of the occupants of any neighbouring dwellings. On the basis that the proposed stable building is for the private use of the occupants of the existing property only, it is not considered that the application proposals will result in an unacceptable impact on the local highway network. Given the siting and location of the new building and hard surfaced area it is overall not considered that it will harm the character and/or the visual amenities of the surrounding area or the Area of Outstanding Natural Beauty. The application scheme is considered to be in accordance with policies COR18 of the Mid Devon Core Strategy, DM2, DM23 and DM29 of the Local Plan part 3 (Development Management Policies) and the National Planning Policy Framework.

Reasons

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

17/01391/PNCOU	Land and Buildings at NGR 298352 102975 Moorland Farm Bradninch Devon	Prior notification for the change of use of agricultural building to dwelling under Class Q	PNP	DEL	18/10/2017
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Reasons

- 1 The proposed change of use of the building is not considered to accord with the provisions of Class Q(a)&(b) for the following reasons: In the opinion of the Local Planning Authority, the proposed change from agricultural use to a dwelling would be undesirable and impractical due to its siting as it is in very close proximity to agricultural buildings that are partially in use for the housing of livestock. The dwelling would have unsatisfactory living conditions for the prospective residents in terms of noise and smell and general disturbances from vehicle movements. The proposed development is therefore contrary to the requirements of Q.2 (e) of the Town and Country Planning (General Permitted Development) (England) Order 2015.
- 2 Insufficient information has been provided to substantiate that there are no significant contamination risks resulting from the proposed development contrary to the requirements of Q.2(c) of the Town and Country Planning (General Permitted Development) (England) Order 2015.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/01399/TPO	Beeches Dukes Orchard Bradninch Exeter Devon EX5 4RA	Application to remove 1 Monterey Pine tree protected by Tree Preservation Order No. 08/00001/TPO	PERMIT	DEL	19/10/2017

Conditions

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

Reasons

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

Reasons

Due to the significant damage to the retaining wall, support from the Town Council and Ward Member it is decided that the amenity value of the tree is outweighed.

17/01415/FULL	Land at NGR 297000 113049 (Blundells School) Blundells Road Tiverton Devon	Erection of single storey medical centre with link to existing laundry	PERMIT	DEL	18/10/2017
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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 in accordance with the recommendations contained within the Arboricultural Impact Assessment and Tree Protection Plan, dated 5th September 2017 by Bosky Tree Consultancy.

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 In order to protect nearby trees which are of amenity value and contribute positively to the character and appearance of the school and the Blundell's conservation area.

Reasons

The proposed development is appropriately designed and located within the school site, with minimal views of the new structure from public vantage points. The conservation area is preserved and not harmed by the proposal. The new building is justified and reasonable given the function of the site as a school. The proposal is therefore in accordance with the Mid Devon Local Plan (Part 3 Development Management Policies) Policies DM2, DM25 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 informal discussion with conservation officer. 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.

17/01428/FULL	Land at NGR 300503 112348 (Bycott Farm) Lower Town Halberton Devon	Erection of a cover over existing silage clamp	PERMIT	DEL	20/10/2017
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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 cover over the silage clamp by virtue of its scale, massing, design and location is not considered to harm the privacy or amenity of the occupiers of another dwelling, the proposed is a requirement of the agricultural activity on site. As such the proposal is considered to comply with Policy COR18 of the Core Strategy policies DM2, and DM22 of Adopted Mid Devon Local Plan Part 3 (LDF) 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.

17/01439/LBC	Higher Withleigh Farm Withleigh Tiverton Devon EX16 8JJ	Listed Building Consent for the reconstruction of rear wall of outbuilding	PERMIT	DEL	17/10/2017
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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.

Reasons

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

Reasons

The proposed works are considered to be justified, acceptable and in keeping with the special interest of the building. The works will not cause harm to the listed building or its setting. 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.

17/01571/NMA	Land and Buildings at NGR 308268 107308 (Orway Crescent Farm) Kentisbeare Devon	Non-Material Amendment for 15/00374//FULL to allow alterations to door and window openings in Barns B and C	PERMIT	DEL	19/10/2017
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Reasons

- 1 The use of Contessa natural slate dark grey to replace the previously proposed clay pan tiles is considered appropriate and in keeping with the area. 2 Larch vertical boarding to the front of the building to replace painted render is considered to be reasonable and acceptable provided it is retained as a natural finish. 3 The provision of an additional roof light to the front elevation is suitable and will have no adverse impacts on the building. 4 New glazed door to rear to replace existing window is acceptable, the provision of a new door within the brick element of the building is also considered to be acceptable, and the change to the location of the door and window within the top section of the 3 elements is also considered to be acceptable. 5 The swapping of the door and window to the front of the brick built barn is acceptable. The proposed works although many will on balance fall within the scope of a non-material change as the building is not highly visible and traditional timber and materials are to be used.

Reasons

Non-Material Amendment for 15/00374//FULL to allow alterations to door and window openings in Barns B and C along with a change to external materials.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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