

Decision Register

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/00678/FULL	Parliament House Parliament Street Crediton Devon	Erection of a dwelling (Revised Scheme)	PERMIT	DEL	25/10/2017

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 Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development)(England) Order 2015 no development of the types referred to in Classes A, B, C, D, E of Part 1, relating to extensions, alterations to roofs, porches, sheds and enclosures, shall be undertaken within the application site without the Local Planning Authority first granting planning permission.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To safeguard the visual amenity of the site and the character and appearance of the building in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2 and Local Plan Part 3 (Development Management Policies) Policies DM2 and DM11.

Reasons

The application is for the development of small dwelling in Central Crediton in a rear courtyard area to an existing block of flats. It is sized so that it is suitable for occupation by a single person. It is a revised scheme following earlier applications that have not been supported. The building is bespoke in design to reflect the tight site constraints. Access is as existing and provision is made for an off street car parking space. The development will not result in harm to the amenities of any neighbouring occupiers. Whilst the layout provides sufficient living space to be compliant with national standards, it is recognised that the unit is small as is the scope of dedicated external amenity space. On balance it is considered that the proposal is supportable in accordance with the following Policies: COR15 of the Mid Devon Core Strategy (Local Plan Part 1), Allocations and Infrastructure Development Plan Document (Local Plan Part 2) AL/IN/3 and AL/CRE/8 and Local Plan Part 3 (Development Management Policies) DM1, DM2, DM8, DM11 and DM14 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 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
17/01212/ADVERT	Crediton Arts Centre East Street Crediton Devon EX17 3AX	Advertisement Consent for the erection of 1 non-illuminated pole mounted sign	PERMIT	DEL	23/10/2017

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

It is considered that the proposed signage will not harm 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 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.

17/01227/OUT	Land at NGR 295628 122500 Frog Street Bampton Devon	Outline for the erection of 2 dwellings and ancillary works	REFUSE	DEL	26/10/2017
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Reasons

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

Reasons

- 1 The site lies outside the defined settlement limits where in light of the Council's lack of a 5 year supply of deliverable housing land, new residential development must be assessed against the presumption in favour of sustainable development set out in paragraph 14 of the National Planning Policy Framework and DM1 of the Local Plan Part 3 (Development Management Policies). Paragraph 14 of the NPPF states that where paragraph 14 is engaged, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF as a whole OR specific policies in the NPPF indicate that development should be restricted. One of those specific policies is in respect of designated heritage assets such as conservation areas. The public benefit of the provision of two open market dwellings with highway improvements along the short stretch of roadway fronting the application site is not considered to be significant to outweigh the harm to the Heritage Asset of the Conservation Area. The development is therefore considered to be contrary to policies COR1, COR2, COR11 and COR16 of the Mid Devon Core Strategy (LP1) and DM1, DM9 and DM27 of the Local Plan 3 Development Management Policies and the National Planning Policy Framework.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
		<p>2 Approval would be contrary to the Planning Authority's statutory duties in the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character of a Conservation Area. In addition, local and national policy attaches great weight to the conservation of heritage assets and there is a strong presumption against granting permission for development which does not preserve or enhance a Conservation Area. In the absence of the detail of the proposal, the adverse effects stem from the expected basic form and massing of the proposed buildings at odds to nearby development and the loss of a visually important open space and boundary stone wall which is outlined as an important feature within the Bampton Conservation Area Appraisal and Management Plan which was adopted as Planning Guidance on 7 December 2005, both of which are identified as being integral parts to the character of this part of the Town. Any benefits of the proposal do not outweigh the proposal's adverse lasting impacts on the character and appearance of the Bampton Conservation Area. This would be contrary to policies COR2 of the Mid Devon Core Strategy (LP1), DM2 and DM27 of the Local Plan Part 3 Development Management Policies and Part 12 of the National Planning Policy Framework.</p> <p>3 The application site is located in an area which is susceptible to flooding from Shuttern Brook which bounds the site to the south west. The Flood Risk Assessment (FRA) which has been submitted is insufficient to allow the Local Planning Authority to adequately assess the flood risk to the proposed development, and the development fails to meet the sequential test or exception test. The application fails to fully account for climate change, and consider the flood risk from Shuttern Brook. The harm caused by this conflict is considered to significantly and demonstrably outweigh the benefits of the development in providing two new dwellings in the District. The proposal is considered to be contrary to policies: COR11 and COR16 of the Mid Devon Core Strategy (LP1) and the sustainability objectives of the National Planning Policy Framework.</p>			
17/01353/FULL	Land and Buildings at NGR 300563 102125 (Pottshayes Farm) Bradninch Devon	Erection of roof over existing silage pit	PERMIT	DEL	24/10/2017

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 formation of a roof covering over an existing area on an agricultural holding in the open countryside that is currently used as an open silage clamp is considered supportable in policy terms. The development is considered reasonably necessary in supporting farming activity on the holding. Given the location of the development it is not considered that the proposal will have an adverse impact on the living conditions of any local residents or the local environment. The design is of a typical agricultural type structure and overall it is not considered that the development will have an adverse impact on the visual amenity of the area. The development is not considered to result in an unacceptable increase in traffic upon the local road network, and the existing access to the site is considered to be acceptable. As such, the proposal is considered to comply with policies COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM2 and DM22 of the Local Plan part 3 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.

17/01360/FULL	Crediton Tool Hire Commercial Premises at NGR 284472 100340 Marsh Road Lords Meadow Industrial Estate Crediton Devon	Change of use from Industrial Unit to Tool Rental Area (B2 - Sui Generis)	PERMIT	DEL	27/10/2017
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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 tools, materials, goods, products, chattels, scrap or waste materials shall be stored outside of the unit, at any time without details of any areas to be used for storage and the type of storage first having been submitted to and approved in writing by the Local Planning Authority.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure that adequate parking facilities and access thereto remain available for the use of the site in accordance with policies DM2 and DM8 of the Local Plan part 3 (Development Management Policies).

Reasons

The application for the change of use from an industrial use to a tool hire business (B2 to sui generis) is considered to be supportable in policy terms. The proposed use is considered to be compatible with the other uses in the building and the surrounding industrial uses on the estate and reflects the overriding policy objective to deliver sustainable development and support economic activity. The proposal does not include any external alterations to the building and it is not considered that the proposed use would detract from the character or appearance of the area or harm the amenity of occupiers within neighbouring units. It is considered that the existing parking provision is likely to be sufficient to serve the proposed use without resulting in a detrimental impact on the operations of the local highway network, in arriving at this conclusion it is noted that the new use is already in operation. On this basis overall the proposal is considered to be acceptable in accordance with the following policies: COR1, COR2, COR4, COR7, COR9 and COR15 of the Mid Devon Core Strategy (Local Plan 1), DM1, DM2 and DM8 of the Local Plan part 3 (Development Management Policies) and government advice in the National Planning Policy Framework.

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/01379/LBC	21 Gold Street Tiverton Devon EX16 6QB	Listed Building Consent for internal alterations	PERCON	DEL	26/10/2017

Conditions

- 1 The works hereby permitted shall be begun before the expiration of three years from the date of this consent.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 Prior to the reconstruction of the boundary wall, a sample panel of the stone wall (no less than 1 sqm) shall be provided on site in order to agree the stone, mortar mix, pointing mix and finish. This panel shall be agreed in writing and the wall shall be built in accordance with the agreed style and details.
- 4 Prior to its installation, details of the new external rear basement door shall be submitted to and approved in writing by the Local Planning Authority. The new external basement door installed shall be in accordance with the approved details and be so retained.
- 5 Notwithstanding the details of the WC vent proposed in correspondence by the Agent on 11th October 2017, any ventilation required for the proposed new WC shall terminate in a vent cover, details of which shall be first be submitted to and approved in writing by the local planning authority. Any vent installed shall be in accordance with the approved details and be so retained.

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 setting of this listed building and of nearby listed buildings is appropriately protected in accordance with both the NPPF heritage paragraphs and the Local Plan Part 3 (Development Management Policies), policy DM27.
- 4 In order to ensure the design is in keeping with a listed building of this style and period in accordance with both the NPPF heritage paragraphs and the Local Plan Part 3 (Development Management Policies), policy DM27.
- 5 In order that the works do not harm the appearance of the listed building or the setting of nearby listed buildings in accordance with both the NPPF heritage paragraphs and the Local Plan Part 3 (Development Management Policies), policy DM27.

Reasons

The proposed works make alterations that will better reveal the original spatial layout of the building. The proposals will not lead to the loss of historic fabric and will improve the visual appearance of the listed building. No harm is caused to the special interest of the listed building and therefore the proposal is in accordance with the Mid Devon Local Plan (Part 3) policy DM27 and the National Planning Policy Framework and should be granted consent.

17/01382/FULL	Land at NGR 297119 113073 (Blundells School) Blundells Road Tiverton Devon	Siting of a temporary single-storey classroom	PERCON	DEL	26/10/2017
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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.

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- 2 The use hereby permitted shall be discontinued on or before 26th October 2020 and, prior to its discontinuance, a scheme for the restoration of the site shall be submitted to, and be approved in writing by, the Local Planning Authority. The approved restoration scheme shall be fully implemented within 6 months of the use discontinuing.

Reasons

- 1 For the avoidance of doubt and in the interests of proper planning.
- 2 To reflect the temporary nature of the proposal and to achieve restoration of the site in the interests of visual amenity in accordance with DM2 and DM27 Local Plan Part 3 (Development Management Policies).

Reasons

The proposed development is considered justified and appropriately located within the school site, with minimal views of the structure from public vantage points. The conservation area is preserved and not harmed by the proposal. The 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 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.

17/01383/LBC	13 Castle Street Tiverton Devon EX16 6RE	Listed Building Consent for the installation of 2 replacement windows on front elevation and demolition and rebuilding of chimney	PERMIT	DEL	26/10/2017
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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 will not cause harm to the special interest of the listed building. Therefore the proposal is in accordance with the Mid Devon Local Plan (Part 3) policy DM27 and the National Planning Policy Framework heritage paragraphs and should be granted consent.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/01400/TPO	Milkmoor Tiverton Road Cullompton Devon EX15 1LP	Application to crown reduce by up to 4m and remove broken branches of 2 Willow trees protected by Tree Preservation Order 15/00008/TPO	PERMIT	DEL	23/10/2017

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) Goat willow to crown reduce by up to 4m b) Weeping Willow crown lift to give 4m clearance from ground level

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[s] to the local character and amenity whilst enabling such works as are required to manage the tree[s] and having regard to the Town and Country Planning (Tree Preservation)(England) Regulations 2012.

Reasons

Due to the small garden and quality of the trees it is acceptable to prune the overhanging branches to give more clearance.

17/01409/PNCOU	Land and Buildings at NGR 293813 105637 (Higher Trey Mill) Thorverton Devon	Prior notification for the change of use of agricultural building to dwelling under Class Q	PDA	DEL	25/10/2017
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Reasons

- 1 1) The development hereby permitted shall not be brought into use until the parking and turning areas within the indicated curtilage have been provided in a bound material. The parking and turning areas shall thereafter be retained at all times for their designated purposes.

17/01420/TPO	20 Olympian Way Cullompton Devon EX15 1GB	Application to crown reduce and crown lift 1 Oak tree protected by Tree Preservation Order 10/00008/TPO	PERMIT	DEL	26/10/2017
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Conditions

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
		<p>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.</p> <p>3 The works hereby permitted shall consist solely of the following: a) The lowest limb which reaches out towards the house is to be reduced by 6m to the first major fork. b) The lowest limb that grows towards the shed is to be pruned back to the main stem (natural target pruning). c) The lowest limb that overhangs the fence to the east is to be pruned back to the first major fork.</p>			

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 and having regard to the Town and Country Planning (Tree Preservation)(England) Regulations 2012.

Reasons

The proposed pruning is necessary to alleviate the conflict between the tree and property and will not have a negative effect on the health or appearance of the tree.

17/01429/FULL	Units 1, 2, & 3 Millennium Place Lowman Way Tiverton Business Park Tiverton Devon	Erection of single storey extension to Units 1, 2, and 3, single storey link extension between Units 2 and 3, new entrance canopy to main entrance in Unit 2, and erection of 2m high security fencing	PERMIT	DEL	26/10/2017
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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.

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Reasons

With significant weight placed on the need to support economic growth, together with the overall design and appearance of the proposals including the relative distance between this site and any nearby residential properties, it has been concluded that there is no demonstrable harm to the living conditions of any occupants of nearby residential properties and the visual amenity of the locality would not be harmed as a result of the proposal to an extent that would justify withholding planning permission. The remaining curtilage within the site would provide sufficient parking and manoeuvring space for vehicles attracted to the site to meet with policy requirements. Having regard to all material considerations the application is in accordance with the requirements of policies COR4, COR11 and COR13 of the Mid Devon Core Strategy (Local Plan part 1); policies DM2 and DM8 of the Mid Devon 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 the following In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

17/01447/HOUSE	Kingfishers 25 Withy Close Tiverton Devon EX16 4HZ	External alterations to include conversion of garage to form additional living accommodation and erection of pitched roof over, and formation of raised decking area with glass balustrade at rear	PERMIT	DEL	26/10/2017
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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 1.7m high privacy screens as shown on drawing number J207/05A to the south east elevation and north west elevation of the raised timber deck shall be erected in accordance with the approved plan prior to first occupation of the development and shall be permanently retained. For the avoidance of doubt, these privacy screens shall be the form of a solid barrier such as that of a timber or obscure glazed panel.

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 safeguard the amenities and privacy of residents of adjoining properties in accordance with policy DM2 of the Local Plan Part 3: (Development Management Policies).

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Reasons

This proposal is considered to be supportable in policy terms. The area of decking, pitched roof above garage and changes to fenestration details are considered to respect the character, scale, setting and design of the existing dwelling and are not considered to result in overdevelopment of the dwelling curtilage. As a result of the implementation of privacy screens to either side of the area of decking, the proposal is not considered to result in any significantly adverse amenity impacts on the neighbouring properties. The development is considered to be in accordance with the following policies: COR2 and COR13 of the Mid Devon Core Strategy (Local Plan part 1), DM1, DM2, DM8, 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 negotiations and determining the application in a timely fashion. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

17/01451/HOUSE	Maybelle Cottage Sandford Crediton Devon EX17 4LR	Replacement of existing extension and conservatory with new two storey extension and linked conservatory	PERMIT	DEL	26/10/2017
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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 replacement of an existing extension and conservatory with a new two storey extension and linked conservatory is considered to be supportable in policy terms. Whilst the design proposes a relatively large increase in scale, by virtue of its design and siting it is not considered to dominate the host dwelling. Although the scheme introduces some more contemporary features, overall it is considered to respect the character and appearance of the original dwelling. There are no concerns regarding over development of the dwelling curtilage. Although the proposed extension sits in relatively close proximity to the neighbouring property, it is considered on balance that there is sufficient separation and screening to prevent any detrimental harm to the amenity of neighbouring occupiers. Overall the scheme is considered to be compliant with policies COR2 and COR17 of the Mid Devon Core Strategy (Local Plan 1), DM1, DM2, DM13 and DM27 of the Local Plan part 3 (Development Management Policies) and Government advice in the National Planning Policy Framework.

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Reasons

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

17/01471/FULL	Cleaveanger Farm Coldridge Devon EX17 6BE	Variation of condition 4 of planning permission 04/02234/FULL to remove the requirement for Unit 1 to be used in connection with or ancillary to Jubilee Church	PERMIT	DEL	27/10/2017
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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 building referred to as Unit 1 shall only be used for the purposes of providing day centre care and shall not be used to provide overnight accommodation or for any other purpose or use in Class D1 of the Schedule of the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure that the use of the building does not result in an unacceptable increase in traffic on the local highway network which may arise from other D1 uses.

Reasons

The application for variation of condition 4 of planning permission 04/02234/FULL to remove the requirement for Unit 1 to be used in connection with or ancillary to Jubilee Church is considered to be acceptable. The principal of the D1 community facility use has been established by the historic consent and use of the site. The use of the building by the current occupiers independent of the Jubilee Church building is not considered to result in a significant increase in traffic on the highway network. As such it is not considered that the variation of the condition to allow the independent use of the building would result in any further harm than the existing use of the building. It is not considered that the proposal would adversely impact on the character and appearance of the area or the amenity of any nearby residential properties. Overall the proposal is considered to be supportable in accordance with policies COR2 and COR18 of the Mid Devon Core Strategy, DM2, DM8 and DM25 of the Local Plan part 3 (Development Management Policies).

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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.

17/01481/HOUSE	Brocks Farm Colebrooke Crediton Devon EX17 5DJ	Conversion of existing building to residential annexe	PERMIT	DEL	27/10/2017
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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 building hereby approved shall be used as ancillary accommodation to the existing dwelling on the site (currently known as Brocks Farm), and no part shall be used, let or otherwise disposed of as a separate unit of accommodation or for commercial purposes.
- 4 The conclusions and mitigation measures set out in the JL Ecology bat and bird survey (report dated July 2017) received on 13th September 2017 by the Local Planning Authority shall be complied with in full during construction of the development hereby approved.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 The application has been submitted and determined on the basis of ancillary accommodation and it is necessary to restrict the occupation of the building to protect the amenity of future occupiers in accordance with Policy DM13 of the Local Plan Part 3 (Development Management Policies).
- 4 To ensure the protection of any ecological interest at the site.

Reasons

The application is for the conversion of an existing outbuilding building to residential annexe and is considered to be supportable in policy terms. The principal of ancillary accommodation is acceptable in accordance with Policies COR18 and DM13. Whilst the building is of a generous size (and incorporates kitchenette facilities) given the spatial relationship between it and the parent dwellings it is considered reasonable that it could only ever be occupied as an ancillary unit. The design is considered to respect the character and appearance of the building and will also appear subordinate to the main dwelling. There are no nearby neighbours that would be adversely affected. The proposal is not likely to have an adverse impact on biodiversity interests at the site. Overall it is considered that the proposal is acceptable in accordance with Policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), Policies DM1, DM2 and DM13 of the Local Plan Part 3 (Development Management Policies) and Government advice in the National Planning Policy Framework.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

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

17/01488/CLP	The Birches Kentisbeare Cullompton Devon EX15 2AS	Certificate of lawfulness for the proposed compliance with agricultural occupancy condition (i) imposed upon planning permission 86/01749/OUT	PERMIT	DEL	26/10/2017
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Conditions

- 1 Considering the information submitted within the Statutory Declaration and Section 336(1) of the Town and Country Planning Act 1990 (which provides an interpretation of the meaning of agriculture), it is considered that the applicant is proposing to undertake agriculture/horticulture which will be sufficient to be compliant with the agricultural occupancy condition imposed under planning permission 4/32/86/1749. There is likely to be a short period of time when the applicant will be establishing the enterprise, although this could be considered to be normal when undertaking a new horticultural business. Within the next 4 years the Authority will be able to monitor the horticultural/agricultural business proposed to ensure the agricultural occupancy condition is being complied with.

17/01532/PNHH	26 The Village Shobrooke Crediton Devon EX17 1AU	Prior Notification for the erection of an extension, extending to 6 m to the rear, maximum height of 2.45 m, eaves height of 2.98 m	APA	DEL	26/10/2017
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Reasons

The proposed extension meets with the requirements of Class A, part 1, Schedule 2, Article 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015. The original dwellinghouse is of a significant historical value and appropriate materials have been sought and agreed to protect its significance as much as is reasonably practicable. Approve Prior Notification.

17/01556/PNHH	Fulford Water Farm Cullompton Devon EX15 1LT	Prior Notification for the erection of an extension, extending to 8m to the rear, maximum height of 4m, eaves height of 2.4m	PDA	DEL	24/10/2017
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Reasons

The proposed extension meets with the requirements of Class A and Class G, part 1, Schedule 2, Article 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015. Prior approval is not required. You are reminded of the requirement for the external materials used in the extension to match those on the existing dwelling.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/01593/CLP	Haydon End Blackborough Cullompton Devon EX15 2HX	Certificate of lawfulness for the proposed erection of a garden room	PERMIT	DEL	26/10/2017

Conditions

- 1 Provided that the occupiers of the property operate in accordance with the statutory declaration submitted with this application for a certificate of lawful use dated 8/9/17

17/01615/CLP	36 Townlands Willand Cullompton Devon EX15 2RR	Certificate of lawfulness for the proposed erection of an extension to side and rear; rebuild of existing porch	REFUSE	DEL	26/10/2017
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Reasons

- 1 The proposed extension is forward of the principal elevation and has a proposed width greater than the width of the original dwelling. Therefore the proposal for the side and front extension does not amount to permitted development in accordance with Article 3, Schedule 2, Part 1, Class A of The Town and Country Planning (General Permitted Development) Order 2015. The proposed porch has an area greater than 3 square metres. Therefore the proposal for rebuilding the porch does not amount to permitted development in accordance with Article 3, Schedule 2, Part 1, Class D of The Town and Country Planning (General Permitted Development) Order 2015. Therefore the application for a Lawful Development Certificate is refused and planning permission would be required to carry out the proposed works.