

Decision Register

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/00357/HOUSE	The Granary Morchard Road Crediton Devon EX17 5LQ	Erection of two-storey extension (Revised Scheme)	PERCON	DEL	11/10/2017

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 Prior to its use on the development details and an elevation plan showing the proposed balustrading around the green roof (including dimensions, materials and finish) have been submitted to and approved in writing by the Local Planning Authority. Such approved materials shall be so used and retained.
- 4 No development shall begin until there has been submitted to, and approved in writing by the Local Planning Authority, a written scheme and a plan containing details of the proposed retaining walls including calculations showing how much land is to be cut away and how the retaining wall will be constructed. Once provided, the retaining wall shall be so retained.
- 5 The roofing material hereby approved shall match the existing slates on the dwelling as far as reasonably and practicably possible.
- 6 Any new windows/doors in the proposed development shall match the appearance of the existing windows/doors as far as reasonably and practicably possible.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the use of materials appropriate to the development in order to safeguard the visual amenities of the area in accordance with policies DM2 and DM13 of the Mid Devon Local Plan part 3 (Development Management Policies).
- 4 To ensure that the construction of the development is taken into consideration and to ensure that the development does not adversely affect the general amenities of the area in accordance with policy DM2 (Development Management Policies).
- 5 To ensure the use of materials appropriate to the development in order to safeguard the visual amenities of the area in accordance with policies DM2 and DM13 of the Mid Devon Local Plan part 3 (Development Management Policies).
- 6 To ensure the use of materials appropriate to the development in order to safeguard the visual amenities of the area in accordance with policies DM2 and DM13 of the Mid Devon Local Plan part 3 (Development Management Policies).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

The application for the erection of two-storey extension with single storey flat green roof element to an existing residential property in Morchard Road and is considered to be supportable in policy terms. On balance, although the extension is considered a significant addition the overall scale and design of the application scheme is considered to be supportable in terms of how it relates to the existing dwelling taking into account the character, scale, setting, design and appearance of the existing house. Furthermore it is not considered that the application scheme would result in any significant adverse impacts to the living conditions of occupants of neighbouring properties. On this basis the proposals are considered to sufficiently comply with policies COR18 of the Mid Devon Local Plan part 1 (Core Strategy), DM2 and DM13 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 negotiations, discussions and determining the application in a timely fashion (with EOT). 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.

17/00567/FULL	Land and Buildings at NGR 286077 123613 (Stubnail Post) Oakford Devon	Variation of condition (1) of Appeal decisions A & B: APP/Y1138/C/10/2139560 & 2139561 and Appeal decision C: APP/Y1138/A/10/2133187 granting temporary planning permission to allow permanent residence of the site	PERMIT	COMM	12/10/2017
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Conditions

- 1 The site shall not be occupied by any persons other than Mr Hughes or Miss Sparkes (current occupiers of the site) and their dependent family. This permission shall provide for only one traveller pitch to be occupied by a single family unit.
- 2 The residential use hereby permitted shall be restricted to the stationing of no more than 2 caravans at any time (of which no more than 1 shall be a static caravan or mobile home) on the area of hardstanding in the north western corner of the application site. Any caravan on the site must meet the definition in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968. Any caravans positioned on the site shall be capable of being towed on the public highway, in accordance with the relevant Highways Act legislation, without division into separate parts. The remainder of the land within the applicant's ownership shall not be used for the stationing of caravans or the parking of vehicles associated with the residential use.
- 3 No more than one commercial vehicle, not exceeding 3.5 tonnes in weight, shall be kept on the land for use by the occupiers of the caravans hereby permitted, parked in accordance with the previously agreed details under Condition 5 of appeal APP/Y1138/C/10/2139560 and 2139561.

Reasons

- 1 The Local Planning Authority have permitted the application based on the lack of alternative gypsy and traveller pitches within Mid Devon and due to the personal circumstances relating to the applicant and their family. The imposition of a personal consent is therefore considered to be appropriate and to comply with national planning policy for travellers sites as well as Policy DM2 of Local Plan Part 3 (Development Management Policies).
- 2 For the avoidance of doubt and to concur with the nature of this application having regard to the submitted details and to minimise the visual impact of the development in accordance with Policy DM2 of Local Plan Part 3 (Development Management Policies).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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3 For the avoidance of doubt and to concur with the nature of this application having regard to the submitted details and to minimise the visual impact of the development in accordance with Policy DM2 of Local Plan Part 3 (Development Management Policies).

Reasons

It has been concluded that the applicant(s) meet with the definition of a Gypsy and Traveller and that they have a need for appropriate accommodation. The application site is not considered to be a sustainable location and as such the application cannot be considered to be compliant with policy AL/DE/7 of the Allocations and Infrastructure Development Plan Document. However, the applicant and family have resided on the site for 7 years and have become integrated with the local community. The applicants children regular attend a local school. The Council has not sufficiently progressed with the provision of a public gypsy and traveller site nor with the provision of gypsy and traveller sites through the delivery of development of allocated sites. As a result the Council has no alternative site upon which the applicant and their family could be accommodated now or within a reasonable timescale. On balance it is considered that the needs of the applicant (and family) outweigh any harm associated with the lack of sustainability of the site and therefore it is recommended that planning permission is approved. As the site is not considered to comply with policy AL/DE/7, but on balance it is recommended that planning permission be granted, it is recommended that a personal permission being imposed limiting the occupation of the site to the applicant and their family. Taking into account all material considerations the application meets with the requirements of Policies COR1, COR9, COR12 and COR18 of Mid Devon Core Strategy (Local Plan Part 1) and DM2 of 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 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.

17/00974/FULL	10 Fore Street Tiverton Devon EX16 6LH	Change of use of first and second floor from office (B1) to two-storey maisonette (C3)	PERMIT	DEL	13/10/2017
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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 change of use to a dwellinghouse is considered to be an appropriate form of development within the centre of Tiverton and will not demonstrably harm the vitality or viability of the town centre or the amenity of any neighbouring residents. In such an area, within a short distance of public car parking and bus stops, development is sustainable. The site is located within a Conservation Area however the development enhances its character or appearance. Therefore, the proposal complies with policies COR1, COR2, COR6 and COR14 of Mid Devon Core Strategy 2007, AL/IN/3 of Mid Devon Allocations and Infrastructure Development Plan Document, and policies DM1, DM2, DM14, DM17, and DM27.

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 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.

17/00980/FULL	Land and Buildings at NGR 284792 111021 Chapple Farm Pennymoor Devon	Change of use of agricultural land to domestic garden and erection of garden shed	PERCON	DEL	11/10/2017
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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 begin until there has been submitted to, and been approved in writing by, the Local Planning Authority a plan indicating the height, positions, design, materials and type of boundary treatment to be erected on the site and a timescale for its implementation. The boundary treatment so approved shall be completed in accordance with the approved details and shall be so retained.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To safeguard the character and amenities of the area in accordance with policies S5 and S6 of Adopted Mid Devon Local Plan (LDF), policy DM2 of the Local Plan Part 3: (Development Management Policies).

Reasons

The proposal is considered to be acceptable as ancillary to the conversion of an agricultural building into a dwelling. The development would not have an unacceptable impact on the visual amenities of the area or to the privacy or amenity of any neighbouring property. The proposal is considered to be in accordance with the relevant policies: COR18 of the Mid Devon Core Strategy (Local Plan 1) and DM2 and DM13 of the Local Plan 3 (Development Management Policies).

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/01034/FULL	Land and Buildings at NGR 293284 104385 (Pitt Farm) Thorverton Devon	Change of use of barn to dwelling including reinstatement of part of roof	REFUSE	DEL	11/10/2017

Reasons

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

Reasons

- 1 It is not considered that the barn and annex together are of substantial and permanent construction which positively contributes to the area's rural character, or that the building can be converted without significant alteration, extension or rebuilding. The main barn has a substantial proportion of blockwork and has been extensively modified and would need to be partially rebuilt. The annex in particular is in a very poor dilapidated condition and would need rebuilding. The method of conversion would entail building an independent internal structure within the footprint of the walls retaining the majority of the existing walls as features/cladding. The proposal is considered to be contrary to the requirements of policy DM11 of the Local Plan 3 Development Management Policies.
- 2 The design is not considered to retain the original character of the building and its surroundings. Whilst the design of the main barn is little altered from the front elevation, the rebuild of the rear section features a raised floor area with decking and steps externally. The high ridge line extending straight out to the rear, the large areas of glazing in which would have been solid walls, and the introduction of a chimney is not considered to reflect the traditional rural character of the existing building or enhance its rural setting. The proposal is considered to be contrary to the requirements of policy DM11 of the Local Plan 3 Development Management Policies.
- 3 New residential development is considered to increase the demand on public open space and play areas in the area. Policy AL/IN/3 of the AIDPD and Mid Devon's SPD on open space seek financial contributions towards play areas and open space facilities where no on site provision is made. Accordingly, a financial contribution of £1,166 has been requested towards improving sporting facilities at Thorverton Football Club. This contribution has not been paid and accordingly the development is considered to be contrary to this policy.

17/01235/FULL	Land and Buildings at NGR 286530 104980 (Dovers Linhay) Cheriton Fitzpaine Devon	Change of use of barn to holiday cottage (revised proposal)	PERCON	DEL	10/10/2017
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Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 The roof covering of the development hereby permitted shall be of natural slate, and in accordance with the details submitted to, and approved in writing by the Local Planning Authority with regards to discharging condition 3 pursuant to LPA ref: 11/00067/FULL. The approved slate shall be retained as such thereafter.
- 4 The windows and rooflights shall be in accordance with the details submitted to, and approved in writing by the Local Planning Authority with regards to discharging condition 4 pursuant to LPA ref :11/00067/FULL. The approved details shall be retained as such thereafter.
- 5 (i) the holiday unit shall be occupied for holiday purposes only. (ii) the holiday unit shall not be occupied as a person's sole or main place of residence. (iii) the owners/operators shall maintain an up-to-date register of the names of all occupiers of the holiday unit on the site, their arrival and departure dates and their main home addresses and shall make this information available at all reasonable times to the Local Planning Authority.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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6 The development shall be constructed in accordance with the recommendations of the Ecological Assessment Report by Brookside Ecology dated June 2017.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the use of materials appropriate to the development in order to safeguard the character of the area and to preserve the appearance of the building in accordance with the Adopted Mid Devon Local Plan DM2 and Core Strategy (Local Plan Part 1) Policy COR18.
- 4 To ensure the use of materials appropriate to the development in order to safeguard the character of the area and to preserve the appearance of the building in accordance with the Adopted Mid Devon Local Plan DM2 and Core Strategy (Local Plan part 1) Policy COR18.
- 5 In accordance with the application details as submitted and to be in accordance with Policy COR18 of the Mid Devon Core Strategy (Local Plan Part 1).
- 6 In order to comply with the requirements of the Wildlife of Countryside Acts.

Reasons

The alterations and change of use of the building for occupation as a holiday let was granted planning permission under LPA ref: 11/00067/FULL on the basis of it being acceptable as a farm diversification project for holiday accommodation as one of the exceptions to general policy allowed in the open countryside. This application seeks to update the terms of that permission to allow alterations to the building which are largely in accordance with the approved details and including a ground floor extension at the rear which largely reflects the footprint area of an existing outshot. Overall the revised design and appearance of the application scheme remains acceptable. As with application case ref: 11/00067/FULL there are no highway, drainage or ecology/biodiversity issues relating to the proposal. On this basis the application is considered to be in accordance with policy COR18 and policy DM2.

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.

17/01288/HOUSE	Highgate Cottage Loxbeare Tiverton Devon EX16 9RH	Partial demolition and extension to outbuildings to form ancillary accommodation	PERMIT	DEL	09/10/2017
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Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 The development hereby permitted shall be used solely as accommodation ancillary to the use of the dwelling known as Highgate, Loxbeare, and shall not be sold, let or otherwise used as a separate unit of accommodation.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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4 Notwithstanding the provisions of the General Permitted Development (England) Order 2015 (as amended) or any Order revoking or re-enacting that Order with or without modification), there shall be no development under Class A of Part 2 of Schedule 2, relating to the erection of fences, gates, walls or other forms of enclosure on the southern boundary of the site with the church and/or road.

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 annexe shares facilities with the main dwelling on the site, the site is outside any defined settlement boundary where new residential development is restricted, and to protect the setting of the adjacent Grade I listed church, in accordance with policies COR18 of the Mid Devon Core Strategy (LP1), DM2 and DM27 of the Local Plan 3 (Development Management Policies).
- 4 To protect the setting of the Grade I listed church in accordance with policy DM27 of the Local Plan 3 (Development Management Policies).

Reasons

The proposal is considered to be acceptable in that the annexe would partially utilise an existing building and would be well-related to the existing main dwelling. The new extension is considered to complement the existing building and the whole to provide a coherent appearance that is in keeping with the character and appearance of the main dwelling. The proposal is not considered to have an unacceptable effect on any neighbouring residents or on the setting of the adjacent Grade I listed church. The development is considered to be in accordance with policies DM2, DM13 and DM27 of the Local Plan 3 (Development Management Policies).

Reasons

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

17/01314/FULL	Land and Buildings at NGR 269228 104668 (Manns Newton Farm) Zeal Monachorum Devon	Erection of an agricultural livestock building	PERMIT	DEL	09/10/2017
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Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

The application for the erection of an agricultural building on the Manns Newton farm for livestock is considered to be supportable in policy terms. The building will provide additional space to accommodate sheep and is considered to be reasonably necessary to support the agricultural activity on the farm. The siting of the building has been chosen to reflect the functional operations of the farm. It will be visible within wider views and is considered to result in some harm to the character and appearance of the area by virtue of its scale and prominence. However the building will be viewed in accordance with the existing built development and it is considered, on balance, that the visual harm arising from the building is not unacceptable. The building is sited sufficient distance from neighbouring properties such that it is considered that whilst there will be long distance views towards the building it is not considered that it would result in a significant adverse impact on their amenity. It is not considered that the proposal would result in any significant adverse environmental impacts or result in a unacceptable traffic impact on the local road network. Overall the proposal is considered to be acceptable in accordance with the following Policies; COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2 and DM22 of the Local Plan Part 3 (Development Management Policies) and government advice in the National Planning Policy Framework.

Reasons

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

17/01334/FULL	Building at NGR 286489 111236 The Forge Pennymoor Devon	Alterations to building including installation of pitched roof and alterations to fenestration to allow conversion of building to dwelling in accordance with Class P ref 17/00730/PNCOU	PERCON	DEL	12/10/2017
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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 Prior to installation of the pitched roof structure, a plan to show the design of a kerbed margin over the frontage of the development adjacent to the public highway shall be submitted to and approved in writing by the Local Planning Authority and shall be constructed and made available for use. The kerb shall be retained, as approved, in perpetuity.
- 4 The surface water drainage of the site shall be designed as to prevent the discharge of surface water onto the highway.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In the interests of highway safety.
- 4 To prevent damage and restrict water running onto the highway in the interests of highway safety.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

The application for alterations to building including installation of pitched roof and alterations to fenestration to allow conversion of building to dwelling in accordance with Class P reference 17/00730/PNCOU is considered to be supportable in policy terms. The principle of the conversion to residential use has already been established by the class P prior approval. The building has a functional appearance and the proposed alterations are not considered to detract from the character or appearance of the building or the wider street scene. The alterations will enable the building to take a more domestic appearance, however it is not considered that this would harm the setting of the adjacent listed building. It is not considered that the alterations, including the provision of the pitched roof, would adversely impact on the amenity of neighbouring occupiers. It is not considered that there are any other material planning considerations that would mitigate against the grant of planning permission and therefore conditional approval is recommended in accordance with policies: COR2 of the Mid Devon Core Strategy (Local Plan 1), DM2, DM14 and DM27 of the Local Plan part 3 (Development Management Policies).

Reasons

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

17/01343/LBC	Spalsbury Farm Uplowman Tiverton Devon EX16 7HA	Listed Building Consent for internal and external alterations, replacement of roof coverings and new pitched roof to cart shed	PERCON	DEL	12/10/2017
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Conditions

- 1 The works hereby permitted shall be begun before the expiration of three years from the date of this consent.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 No works to which this consent relates shall commence until an appropriate programme of historic building recording and analysis has been secured and implemented in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. The 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 No work shall commence on reinstatement of the dining room fireplace until a schedule of works setting out the details of fabric to be removed, details of the making good and finished appearance have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved schedule of works and the finished appearance so retained.
- 5 All works to replaster the sitting room screen shall be carried out strictly in accordance with details that shall have been previously submitted to and approved in writing by the Local Planning Authority.
- 6 Prior to their installation, working details and finishes of the proposed new and replacement rooflights shall be submitted to and approved in writing by the Local Planning Authority. Installation of the rooflights 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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 Paragraph 5.3 of Policy DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies), that an appropriate record is made of the historic fabric that may be affected by the development.			
4		To ensure the use of methods, materials and detailing appropriate to the character and appearance of the listed building in accordance with Policy DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies).			
5		To ensure the use of methods, materials and detailing appropriate to the character and appearance of the listed building in accordance with Policy DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies).			
6		To ensure the use of materials and detailing appropriate to the character and appearance of the listed building in accordance with Policy DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies).			

Reasons

The proposed internal works to the farmhouse and cottage will reinstate several historic features including screens, a fire place and a previous doorway. In addition, room layouts will be restored enabling a better understanding of the phasing and development of the house and the cottage. Whilst some harm will arise from the loss of a small amount of historic masonry to create a first floor link between the farmhouse and cottage this is offset by the removal of a modern en suite bathroom from the adjacent bedroom. Externally the reroofing in natural slate and removal of the second porch together with remodelling of the rear lean to will be beneficial to the appearance of the farmhouse. Re use and remodelling of the cart shed to create a garage will result in an improvement to the appearance of the building and provide it with a beneficial use. The scheme is considered to be acceptable in terms of the benefit to the listed building of works both to improve the external appearance and to increase the appreciation of the historic development of the listed building. Therefore, the proposal is in accordance with Policy DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies) and Paragraphs 132 and 134 of the National Planning Policy Framework.

17/01345/HOUSE	5 Watery Lane Tiverton Devon EX16 6DP	Erection of 2 storey extension	PERMIT	DEL	12/10/2017
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Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.

Reasons

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

Reasons

The application seeks to erect a 2 storey extension to the rear of 5 Watery Lane. It is considered acceptable in policy terms. Whilst the proposal is not considered to wholly respect the character, scale and setting of the building and local area it is not to such an extent that on balance, a refusal could be justified. It is not considered that the development will result in an over development of the dwelling curtilage or cause negatively adverse effects to the living conditions of neighbouring dwellings. Therefore the proposal has satisfied COR2 and COR13 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2 and DM13 of the Mid Devon Development Management Policies. Therefore the application should be granted approval subject to conditions.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

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

17/01355/HOUSE	2 Cherry Close Cheriton Fitzpaine Crediton Devon EX17 4HY	Erection of an extension and provision of off road parking	PERMIT	DEL	12/10/2017
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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 first floor window within the south elevation of the extension hereby approved shall be obscure glazed and non-opening and shall be retained as such in perpetuity.

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 overlooking to the neighbouring properties in accordance with Policy DM13 of the Local Plan Part 3 (Development Management Policies).

Reasons

The application for the erection of an extension 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 or the character and appearance of the adjacent conservation area. It is not considered that the proposal would result in overdevelopment of the dwelling curtilage. The relationship with the neighbouring dwelling is tight, however the design removes a window from the side elevation which currently directly overlooks the neighbouring property. Furthermore and given the existing relationship between the properties and the slightly off set siting of the dwellings it is considered, on balance, that the proposal would not significantly alter or harm the relationship with the neighbouring property to the extent that the neighbouring occupiers would experience an oppressive environment by virtue of the overbearing nature of the extension. It is not considered that the proposal would result in an adverse impact on the local highway network. Overall the proposal is considered to be acceptable in accordance with the following Policies: COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and DM1, DM2, DM13 and DM27 of the Local Plan Part 3 (Development Management Policies).

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/01357/FULL	Land at NGR 296008 112954 (Former Hare & Hounds Car Park) Chapel Street Tiverton Devon	Erection of 2 dwellings (Plots 1 and 2) and associated works	PERMIT	DEL	13/10/2017

Conditions

- 1 The development is taken to have lawfully commenced on the 18th of August 2017, the date the application was validated.
- 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 parking spaces provided shall be retained and maintained with a permeable surface for the parking of vehicles only.
- 4 Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) 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, F of Part 1 of Schedule 2 or Class A of Part 2 of Schedule 2 relating to the enlargement, improvement or other alteration of the house (including the installation of new windows or doors or the replacement of existing windows and doors), alterations to the roof of the dwellinghouse, the erection or construction of a porch outside any external door, provision of hard surfaces, or the erection construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure on the dwelling or within the dwelling curtilage without the Local Planning Authority first granting planning permission.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure there is appropriate parking to serve the dwellinghouses in accordance with Policy DM8 of the Local Plan Part 3 (Development Management Policies) and to ensure surface water is appropriately managed.
- 4 To safeguard the visual amenities and the character and appearance of the area, the amenities of the occupiers of the dwellings proposed and neighbouring properties, and to safeguard against the overdevelopment of the site, in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM2 and DM27 of the Local Plan Part 3 (Development Management Policies).

Reasons

The development of this brownfield site for two dwellings within the defined settlement limit of Tiverton is acceptable in principle. The dwellings created would provide future occupants with an appropriate level of living accommodation and external amenity space, along with parking and bin storage provision. The site is located within Flood Zone 2 and 3, however the Flood Risk Assessment and submitted addendum demonstrates that the proposal can be made safe for its lifetime without increasing flood risk elsewhere. The proposal will not result in an unacceptably adverse impact on the living conditions of the occupants of the neighbouring properties. There are no contamination risks present on the site, and it has been demonstrated on balance that surface water can be adequately and appropriately managed. As such, the proposed development is considered to be in accordance with Policies COR2, COR7, COR7, COR9, COR11, COR12 and COR13 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2, DM8, DM14 and DM15 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/01358/HOUSE	122 The Walronds Tiverton Devon EX16 5EH	Erection of a two storey extension following removal of existing conservatory	PERMIT	DEL	10/10/2017

Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.

Reasons

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

Reasons

The application seeks to erect a 2 storey extension following the removal of the existing conservatory to the rear of 122 The Walronds. It is considered acceptable in policy terms. The plans have adequately demonstrated respect for the character, scale and setting of the building and local area. It is not considered that the development proposal will result in an over development of the dwelling curtilage or cause negatively adverse effects to the living conditions of neighbouring dwellings. Therefore the application meets COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2 and DM13 of the Mid Devon Development Management Policies (Local Plan Part 3). As such the application is supportable and should be granted permission subject to conditions.

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/01364/CLU	Land at NGR 294962 106666 Burnhayes Silverton Devon	Certificate of Lawfulness for the existing siting of a caravan and use of adjacent land as residential garden for occupier(s) of said caravan for a period in excess of 10 years	PERMIT	DEL	13/10/2017

Reasons

the use described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto and shown edged and stippled black on the plan attached to this certificate, was lawful within the meaning of Section 191 of the Town and Country Planning Act 1990 (as amended), for the following reason:- From the evidence submitted in support of this application and the evidence obtained by the Local Planning Authority, on the balance of probability the caravan located at Land at NGR 294962 106666, Burnhayes, Silverton has been sited on the land for residential purposes and has been occupied continuously as such for a period in excess of 10 years. Although it isn't clear whether on the balance of probabilities the caravan was in continuous occupation for residential use at the time of the application, the residential use is considered to be dormant at worst and this is sufficient to demonstrate an existing uses for the purposes of section 191(1). The caravan, its associated access, garden, parking and turning area is considered to form the residential planning unit. The certificate granted demonstrates what the Local Planning Authority considers to be the relevant residential unit that has been as such for a period in excess of 10 years.

17/01390/HOUSE	1 Barns Close Cove Tiverton Devon EX16 7RT	Erection of single storey extension	PERMIT	DEL	13/10/2017
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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

This application for the erection of a single storey side extension is considered to be supportable in policy terms. The proposal in terms of its scale, design and position is considered to be acceptable. The proposal would not result in over development of the curtilage and it is not considered that there would be any significant adverse impacts on the living conditions of occupants of the neighbouring properties. Overall the proposal is considered to comply with the following policies; Mid Devon Core Strategy (Local Plan part 1) COR2, COR18 of the Local Plan part 3 (Development Management Policies) DM2, DM13 and Government advice in the National Planning Policy Framework.

Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included 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
17/01434/PNHH	Acorns Butterleigh Cullompton Devon EX15 1PN	Prior Notification for the erection of an extension, extending to 2.8m to the rear, maximum height of 3.1m, eaves height of 3m	PDA	DEL	10/10/2017

Reasons

The proposed erection of an extension, extending to 2.8m to the rear, with a maximum height of 3.1m, and eaves height of 3m 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.

17/01444/FULL	Land and Building at NGR 288026 103704 (Town Living) Stockleigh Pomeroy Devon	Variation of Condition (11) of planning permission 15/00343/FULL requiring the submission of door and window details for approval prior to installation	PERCON	DEL	13/10/2017
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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 works shall be carried out in accordance with the Provisional Specification and Sequence of Works ('the schedule') submitted by the Structural Engineer (dated 5th June 2015) and such works shall in addition include measures to provide protection for the building against weather during the progress of the works. Any changes to the agreed schedule shall be first agreed in writing by the Local Planning Authority.
- 4 Notwithstanding the requirements of Condition 3, above, the external surfaces of the building hereby permitted shall be of materials and details to match those of the existing building, and shall include the reuse of salvaged materials. Details or samples of any new materials shall be first submitted to and approved in writing by the Local Planning Authority before their use on the building and shall thereafter be so retained.
- 5 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.
- 6 The visibility splays shown on the approved plan shall be constructed prior to the first occupation of the dwelling hereby permitted. There shall be no obstruction to visibility within these splays over 600mm above adjoining road level and such visibility splays shall be so retained.
- 7 Any gates provided shall be hung to open inwards only and shall be set back a minimum distance of 6 metres from the edge of the adjoining highway carriageway, and thereafter be so retained.
- 8 The existing access shall be permanently closed to vehicular traffic within one calendar month of the permitted access first being brought into use. Details of the means of closure shall be first submitted to and be approved in writing by the Local Planning Authority, and thereafter shall be so implemented before the occupation of the dwelling hereby permitted.
- 9 No other new access, pedestrian or vehicular, shall be formed to or from the site without the prior written approval of the Local Planning Authority.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
10		The area allocated for access, parking and turning on the approved plan, shall be properly consolidated, surfaced and drained and such that the first 6 metres of the access track from the highway shall be of a compacted or tarmacadam material, and in accordance with details that shall be first submitted to and approved in writing by the Local Planning Authority. Such works shall be implemented before the first occupation of the dwelling hereby permitted, and thereafter shall be retained for the parking of vehicles in connection with the approved development.			
11		Prior to their installation working details of the new external doors/door frames/windows, including sections, mouldings and profiles, finishes and glazing have been submitted to, and approved in writing by, the Local Planning Authority. Installation of the doors/doorframes/windows shall be in accordance with these approved details, and be so retained.			
12		All soil pipes shall be provided within the building unless the written agreement of the Local Planning Authority is received to any variation thereto.			
13		All services to the building shall be placed underground.			
14		Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) Order 1995 as amended by The Town and Country Planning (General Permitted Development) (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 or E of Part 1 relating to the enlargement of the dwellinghouses, provision of windows and other openings, roof alterations and outbuildings shall be undertaken within the dwelling curtilage without the Local Planning Authority first granting planning permission.			
15		The development hereby approved shall be carried out in accordance with the recommendations for wildlife enhancement measures as set out in Section 6 and accompanying Appendices of the EcoLogic Consultant Ecologists LLP Survey Report dated May 2014.			
16		Before the dwelling hereby approved is occupied, a scheme of planting of trees and shrubs, including to newly formed hedgebanks, and which shall include details of the species, siting and numbers to be planted, shall be first submitted to and approved in writing by the Local Planning Authority. All planting, seeding, turfing or earth reprofiling comprised in the approved details of landscaping shall be carried out within 9 months of the substantial completion of the development (or phase thereof), and any trees or plants which, within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species.			
17		No external lighting is permitted without the submission of details to and the prior approval of the Local Planning Authority prior to its installation.			

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the safety and stability of the building during conversion and in accordance with Policy DM11 of the Local Plan Part 3 (Development Management Policies).
- 4 For the avoidance of doubt and to ensure the use of materials and detailing appropriate to the development/works, in order to safeguard the visual amenities of the area and the character and appearance of the building in accordance with: Local Plan Part 3 (Development Management Policies) DM2 and DM11.
- 5 For the avoidance of doubt and to ensure the use of materials and detailing appropriate to the development/works, in order to safeguard the visual amenities of the area and the character and appearance of the building in accordance with: Local Plan Part 3 (Development Management Policies) DM2 and DM11.
- 6 In the interests of highway safety to ensure adequate visibility at the point of access and egress from vehicles entering or leaving the site in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies) and guidance in the National Planning Policy Framework.
- 7 In the interests of highway safety to ensure adequate visibility at the point of access and egress from vehicles entering or leaving the site in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies) and guidance in the National Planning Policy Framework.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
8		In the interests of highway safety and the visual amenity of the area and in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies) and guidance in the National Planning Policy Framework.			
9		In the interests of highway safety and the visual amenity of the area and in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies) and guidance in the National Planning Policy Framework.			
10		In the interests of highway safety and the visual amenity of the area and in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies) and guidance in the National Planning Policy Framework.			
11		To ensure the use of materials and detailing appropriate to the development/works, in order to safeguard the visual amenities of the area and the character and appearance of the building in accordance with: Local Plan Part 3 (Development Management Policies) DM2 and DM11.			
12		To ensure the use of materials and detailing appropriate to the development/works, in order to safeguard the visual amenities of the area and the character and appearance of the building in accordance with: Local Plan Part 3 (Development Management Policies) DM2 and DM11.			
13		To ensure the use of materials and detailing appropriate to the development/works, in order to safeguard the visual amenities of the area and the character and appearance of the building in accordance with: Local Plan Part 3 (Development Management Policies) DM2 and DM11.			
14		To safeguard the character and appearance of the building and the character and appearance of the area in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies) and Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1).			
15		To safeguard the character and appearance of the building and the character and appearance of the area in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies) and Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1).			
16		To ensure the development does not cause harm to any European Protected Species and mitigate possible impacts upon local wildlife in accordance with Policy DM11 of the Local Plan Part 3 (Development Management Policies).			
17		In the interests of avoiding light pollution in this area of countryside and to safeguard the character and appearance of the building and the character and appearance of the area in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).			

Reasons

The application seeks consent to vary Condition 11 of permission 15/00343/FULL, regards the conversion of a redundant agricultural building to dwelling, to allow the submission of door and window details prior to their installation rather than as a pre-commencement requirement. The submission of the details prior to installation is not considered to prejudice the ability of the Local Planning Authority to control the quality of the development in line with the intentions of the previous permission as referred above, and the relevant policies which seek to ensure that the development is appropriate to the character and appearance of the building and the rural area. The delay of the timing to allow development to be commenced with details of the windows and doors to be provided prior to installation is considered to be reasonable and reflects government intentions that development should not be unduly restricted by unnecessarily delaying development. Overall the proposal is considered to be compliant with the following Policies: COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2, DM11, DM14 and DM27 of the Local Plan Part 3 (Development Management Policies) and government advice in the National Planning Policy Framework.

Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included 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
17/01456/PNAG	Land at NGR 292482 101905 School Lane Thorverton Devon	Prior notification for the re-instatement of farm access/track	PNP	DEL	10/10/2017

Reasons

The proposal is considered to require full planning permission under Class A of Part 6 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) due to the proposed re-instatement of farm access being located within 25m of a classified road.

17/01520/NMA	8 Parsons Close Kentisbeare Cullompton Devon EX15 2BN	Non-Material Amendment for 17/00153/HOUSE to allow replacement of ground floor window on rear elevation with French patio doors	PERMIT	DEL	10/10/2017
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Reasons

1.The proposal would not result in any detrimental impact to the aesthetic and amenity of the approved extension. Instead the proposal suits and supports the functionality of the dwelling ground floor. It does not change the height, depth or overall volume of the original permission, and the works proposed will not require additional or significant engineering works. 2.No third parties involved in the original application or neighbouring properties will be negatively affected or disadvantaged by the proposed changes. There were no objections in the consultation and representation periods of the original application process. 3.The surrounding area, natural resources and street scene will not be negatively affected by the proposed change because the proposal is to the rear of the dwelling. 4.The proposal does not contradict any council policies, local development plan policies or national planning policies 5.The proposal does not have any restrictive conditions specified within the original decision notice.