

# Decision Register

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Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/00445/FULL	Land and Buildings at NGR 289905 122292 (Ford Farm) Oakford Devon	Installation of 16 ground mounted solar photovoltaic panels with wire stock proof fencing	PERMIT	COMM	08/11/2017

## 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 The Photovoltaic Array hereby approved, shall be used only for the production of electricity. On it's becoming redundant for such purpose, it shall be demolished, and all materials resulting from the demolition shall be removed from the site within 6 months of the date this occurs.
- 4 Cables connecting the proposed solar array to Ford Farm farmhouse shall be placed underground.

## 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 rural character of the area in accordance with Policy COR18 of Mid Devon Core Strategy 2007.
- 4 In order to safeguard the visual amenity of the area in accordance with Policy DM5 of the Local Plan Part 3 (Development Management Policies).

## Reasons

The application proposal is for the erection of a small scale photovoltaic array comprising 16 panels (as one array) in an agricultural field to the south east of existing farm buildings at Ford Farm and west of the farmhouse. The introduction of the solar PV array into the field is not considered to have an adverse impact on the landscape and character of the area or any nearby heritage assets, adversely affect the environmental and visual amenities of any nearby residential property, adversely affect the availability of productive agricultural land or adversely affect local habitats within the site and surrounding area. The development is therefore considered to be in accordance with policies COR5 and COR18 of the Mid Devon Core Strategy (LP1), policies DM2 and DM5 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework (NPPF).

## 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 determined in accordance with policy. 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.

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Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/01140/FULL	Land and Buildings at NGR 277261 99722 (Elley Down) Tree Tops Yeoford Devon EX17 5JS	Conversion of an existing building into a 1 bedroom dwelling	PERCON	DEL	06/11/2017

#### 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 the occupation of the dwelling hereby approved a management plan, confirming the use of each of the buildings, for the yard area adjacent to the application site on its northern boundary and as shown within the blue lined area on the site location plan shall be submitted to and approved in writing by the Local Planning Authority. Once agreed the buildings shall be used only for the purposes set out in the management plan.
- 4 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 protect the amenities of future occupiers of the dwelling hereby approved in accordance with Policies DM2, DM11 and DM14 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 4 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) COR2 and Local Plan Part 3 (Development Management Policies) DM2 and DM11.

#### Reasons

The application for the conversion of an existing rural building to a dwelling is considered to be supportable in policy terms. The building is of a substantial construction, and it has been demonstrated that the building can be converted without significant alteration, extension or rebuilding and overall the scheme retains the original character of the building. The access to the site is suitable to accommodate the additional movements associated with the new dwelling. The building is situated to the edge of a working farm/ machinery business and subject to controls regarding the nature of use of the holding area it is considered on balance that the site location is unlikely to result in adverse conditions for any future occupiers. It is considered that there is sufficient room within the proposed curtilage to provide parking in accordance with Policy DM8. The applicant has made the appropriate contribution in accordance with Policy AL/IN/3. Overall it is considered that the proposal is supportable in accordance with the following Policies: COR2 of the Mid Devon Core Strategy (Local Plan Part 1), Local Plan Part 2 (Allocations and Infrastructure Development Plan Document) AL/IN/3 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 determining the application in a timely fashion as agreed with the applicant. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/01184/TPO	Land at NGR 294814 112948 (South Of Derick Road) Patches Road Tiverton Devon	Application to fell 2 Sycamore trees and shorten back side of 1 Sycamore tree to second and third order branches protected by Tree Preservation Order 80/00001/TPO	REFUSE	DEL	09/11/2017

#### Reasons

- 1 Due to the lack of arboricultural justification and the importance of the trees in the overall woodland landscape, it is recommended that the application is refused.

17/01201/NMA	Land at NGR 301001 107388 (North Of Knowle Lane) Cullompton Devon	Non-Material Amendment for 15/00650/MARM to allow the substitution of previously approved house types	REFUSE	DEL	10/11/2017
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#### Reasons

Substitution of house types on plots 66-72, 80-93, 100-116 and 155-157 This permission is refused for the following reason(s): The key changes in the amendments sought are: a)Loss of porches b)Loss of flat roof projection from kitchens c)Loss of bay windows d)Repositioning of windows e)Amendments to external measurements of units f)Replacement facing brick proposed The Local Planning Authority are concerned that the loss of some of these elements would lead to a 'watering down' of the scheme. The officer report to Planning Committee commented on design as follows: The site has been designed with the intention of creating five different area styles - country view properties to the south of the Crow Green Stream, parkland edge housing overlooking the Crow Green Stream and open space area from the north, boulevard housing running along a central straight avenue, mews style housing in three courtyards/cul-de-sacs coming off the primary road through the estate and with the remainder of the housing described as Cullompton edge. Although the intentions of these different area styles is commended, the house styles do not vary from one to another, save for the design of windows, doors and porches and some minor fenestration amendments or differences in materials proposed. This results in the impact of the different area styles being somewhat weakened. The Local Planning Authority are concerned that the amendments proposed further weaken the design ethos. The Local Planning Authority are also concerned that the external measurements of most of the units have changed. The officer report to Planning Committee commented on space standards as follows: This planning application was validated on 1st June 2015 and should have been determined by the end of August if it was to have been dealt with within the prescribed 13 week period set out for major applications. It is therefore clear that had this been the case then the scheme would have been assessed against the adopted requirements of policy DM15 and not those which have been introduced by default through the ministerial statement. If assessed against the earlier requirements of policy DM15, one of the 20 house types proposed would fall under the requirements of policy DM15 amounting to a total of 29 dwellings across the site. This house type would fall short of the standard by 0.3 square metres which is a very small amount that would be not make a material impact upon the living conditions of occupants and would not therefore constitute a reason for refusal. The reference to 29 dwellings must relate to the Barwick house type as 29 were proposed on the site and these do fall below the 82 sqm required at that time. The revisions in the plans make the units even smaller but also reduce the size of the Tiverton (now Richmond) so that it too falls below the space standards set in the policy (67 sqm minimum internal floorspace is required but the Richmond is 65.99sqm measured externally). The change would affect 10 units with 8 of these being affordable housing plots too and therefore the LPA do not consider they can agree to a reduction in the size of these units as a Non-Material Amendment.

#### Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/01293/FULL	Unit 7 King Place Hitchcocks Business Park Uffculme Cullompton Devon EX15 3FH	Installation of waste water treatment plant including 3 water storage tanks and siting of 8 LPG tanks	PERCON	DEL	07/11/2017

#### Conditions

- 1 The date of commencement of the development shall be taken 18th September 2017 when the application was registered by the Local Planning Authority.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 Details of any external lighting shall be submitted to and approved in writing by the Local Planning Authority prior to it being installed. The external lighting shall be installed in accordance with the approved details and thereby retained as such unless a variation is subsequently submitted to and approved in writing by the Local Planning Authority.
- 4 Details of screening treatment on the western edge of the site between the site (Gas Tanks) and Homemead Cottage shall be submitted to the Local Planning Authority within 3 months of this decision. Such details are to include 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 order to establish a legal commencement date for the development to enable the development to be monitored by the Local Planning Authority.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In order to safeguard the visual amenity of the area and its rural character and appearance.
- 4 To ensure that the character and amenity of the rural area is maintained and that the amenity of neighbouring properties is maintained in accordance with DM2 of the Mid Devon Local Plan Part 3 (Development Management Policies).

#### Reasons

The application scheme for the retention of installed waste water treatment plant including 3 water storage tanks and siting of 8 LPG tanks at Unit 7, King Place, Hitchcocks Business Park, Uffculme is considered to be acceptable. It is not considered that the proposal will lead to an unacceptable impact on the local road network; it is not considered that there would be unacceptably adverse impact to the character and appearance of the countryside subject to a suitable boundary treatment. The application scheme is considered to be in accordance with policies COR18 of the Mid Devon Core Strategy, DM2 and DM20 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 manner. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/01342/CLU	The Barn Hatswell Lower Washfield Tiverton Devon EX16 9PE	Certificate of lawfulness for the existing use of barn as a separate unit of residential accommodation for more than 4 years	PERMIT	DEL	08/11/2017

#### Reasons

the use described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto and shown edged red on the plan submitted with the application, 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 barn to the North East of Hatswell, Lower Washfield, Tiverton has been used as a separate dwellinghouse for a period in excess of 4 years, with the unit of occupation, the barn being considered as the relevant planning unit.

17/01351/HOUSE	20 Church Street Tiverton Devon EX16 5HX	Replacement of existing kitchen and conservatory roof with slate monopitch roof	PERMIT	DEL	07/11/2017
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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 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 development is considered to be appropriately detailed and respects the character, scale, setting and design of the dwelling, as well as the setting of the listed building. The development proposed does not cause significant adverse impacts on neighbouring properties. The proposal is therefore in accordance with the Mid Devon Local Plan (Part 3) policies DM2, DM13 and DM27 and the National Planning Policy Framework and should be granted consent.

#### Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included discussions on site during site visit and negotiations on design and materials. 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
17/01372/FULL	Padbrook Park (Colebrook Fishery) Padbrook Hill Cullompton Devon EX15 1RU	Erection of a building and formation of car park	PERCON	DEL	07/11/2017

#### 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 The proposed building and parking facilities are to be used only in connection with the recreational fishing lakes associated with this planning application and for no other use. The small shop unit is to provide goods to serve the requirements of patrons for the onsite fishing only.
- 4 Details of any external lighting shall be submitted to and approved in writing by the Local Planning Authority prior to it being installed. The external lighting shall be installed in accordance with the approved details and thereby retained as such unless a variation is subsequently submitted to and approved in writing by the Local Planning Authority.
- 5 The building hereby approved, shall be used only in association with the recreational fishing facilities on site. On its becoming redundant for such purposes, it shall be demolished, and all materials resulting from the demolition shall be removed from the site, within 1 year of the date this occurs.

#### 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 facilities cater for the use of the site only and do not attract further traffic to the site, and create a shopping outlet.
- 4 In order to safeguard the visual amenity of the area and its rural character and appearance.
- 5 To safeguard the rural character of the area in accordance with policies COR18 of Mid Devon Core Strategy 2007.

#### Reasons

The current proposal is acceptable in that the proposal will provide leisure fishing close to Cullompton and the scheme is considered to be appropriate in terms of its location and impacts on the environment, road network and neighbouring residents. The proposal is considered to comply with the requirements of relevant policies: COR1, COR2, and COR18 of the Mid Devon Core Strategy 2007, and policies DM1, DM2 and DM24 of Local Plan Part 3 and the National Planning Policy Framework.

#### Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included pre-application discussion and negotiation. 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
17/01392/FULL	Land and Buildings at NGR 300866 124777 (Petton Farm) Shillingford Devon	Construction of replacement vehicular entrance and access track	PERMIT	DEL	08/11/2017

#### 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 The site access shall be hardened, surfaced, drained and maintained thereafter in accordance with the details shown on drawing NEW/PLN/003 received 21st August 2017.
- 4 Provision shall be made within the site for the disposal of surface water so that none drains on to any County 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 To prevent mud and other debris being carried onto the public highway in accordance with the National Planning Policy Framework.
- 4 In the interest of public safety and to prevent damage to the highway in accordance with the National Planning Policy Framework.

#### Reasons

The proposal is for the construction of replacement vehicular entrance and access track at Land and Buildings at NGR 300866 124777 (Petton Farm) Shillingford. It is considered that the application scheme will neither cause harm to existing highway safety nor will it adversely affect the visual amenities of the wider street scene. It is also not considered that the proposals will affect the living conditions of occupants of neighbouring properties. As such the proposal is considered to be in accordance with policies COR2, COR9 and COR18 of the Local Plan part 1 (Core Strategy), policies DM1 and DM2 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 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.

17/01430/FULL	17 St Peter Street Tiverton Devon	Installation of 8 replacement windows to West elevation	PERMIT	COMM	06/11/2017
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#### Conditions

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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- 3 The windows hereby approved shall be set back within the window apertures to the same distance as the existing windows.
- 4 The windows hereby approved shall be coloured white.

**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 ensure that the development hereby approved preserves the character and appearance of the conservation area, in accordance with Policy DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 4 In order to ensure a visual appearance that preserves the character and appearance of the conservation area, in accordance with Policy DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies).

**Reasons**

The application proposes the replacement of 8 non-historic 20th century windows which are in very poor condition. The conservation area is not being preserved or enhanced by the current appearance of the building. On balance the Local Planning Authority has concluded that the proposed uPVC replacement windows will not cause harm to the setting of the conservation area or the visual appearance of the building and that the proposed development is acceptable.

**Reasons**

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included extensive pre-application discussion and advice given over the previous approximately 2 years in relation to this proposal. 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.

<b>17/01431/LBC</b>	17 St Peter Street Tiverton Devon	Listed Building Consent for the installation of 8 replacement windows to West elevation	PERMIT	COMM	06/11/2017
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**Conditions**

- 1 The works hereby permitted shall be begun before the expiration of three years from the date of this consent.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 The windows hereby approved shall be set back within the window apertures to the same distance as the existing windows.
- 4 The windows hereby approved shall be coloured white.

**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
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- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In order to ensure that the development hereby approved preserves the character and appearance of the conservation area, in accordance with Policy DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.
- 4 In order to ensure a visual appearance that preserves the character and appearance of the conservation area, in accordance with Policy DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

**Reasons**

The application proposes the replacement of 8 non-historic 20th century windows which are in very poor condition. The listed building is not being preserved by the current appearance and condition of the building. On balance the Local Planning Authority has concluded that the removal of the current windows will not lead to a loss of historic fabric and that the proposed uPVC replacement windows will not cause harm to the listed building's character or appearance and that the proposed works are acceptable.

<b>17/01432/FULL</b>	Crediton United AFC Commercial Road Lords Meadow Industrial Estate Crediton Devon EX17 1ER	Erection of 2 new steel fabricated dug-outs on west side of football pitch following removal of existing dug-outs	PERMIT	DEL	09/11/2017
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**Conditions**

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

**Reasons**

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

**Reasons**

The application for the erection of 2 new steel fabricated dug-outs both to be on the west side of football pitch following removal of existing dug-outs is considered to be supportable in policy terms. The design of the new structures; in terms of their height, scale, massing and overall appearance are considered acceptable. On this basis the application is considered to comply with the following policies; COR15 of the Mid Devon Local Plan Part 1 (Core Strategy), DM2, DM24 and DM25 of the Mid Devon Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

**Reasons**

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/01441/HOUSE	40 Bluebell Avenue Tiverton Devon EX16 6SX	Revised scheme for the erection of first floor extension and a single storey rear extension	PERMIT	DEL	09/11/2017

#### 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 proposal for a revised scheme for the erection of first floor extension and a single storey rear extension at 40 Bluebell Avenue, Tiverton is considered to be acceptable. The overall scale and design of the scheme is considered to respect the character, scale, setting and design of the existing house. The proposed development would not result in the over development of the curtilage. Overall, it is not considered that the application scheme would result in any significant adverse impacts to the living conditions of occupants of any neighbouring properties. On this basis the proposals are considered to sufficiently comply with the following policies; Mid Devon Core Strategy (Local Plan part 1) COR13, Local Plan part 3 (Development Management Policies) DM2 and DM13 and the National Planning Policy Framework.

#### Reasons

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

17/01448/HOUSE	2 Hen Street Bradninch Exeter Devon EX5 4NR	Retention of a rear extension (revised scheme)	PERMIT	DEL	09/11/2017
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#### Conditions

- 1 The date of commencement of this development shall be taken as the 21st September 2017 when the application was registered by the Local Planning Authority.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.

#### Reasons

- 1 In order to establish a legal commencement date for the development to enable the development to be monitored by the Local Planning Authority.
- 2 For the avoidance of doubt and in the interests of proper planning.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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**Reasons**

The application for the construction of a single storey rear extension is supported in policy terms. The scale and overall design of the proposed works whilst not ideal respect the character, scale and setting of the existing Listed Building. There are no concerns with regard to overdevelopment of the curtilage of the dwelling. Overall the proposed development is considered to be in accordance with Policies COR2 and COR17 of the Mid Devon Core Strategy (Local Plan Part 1), Policies DM2, DM13 and DM27 of the Local Plan Part 3 (Development Management Policies) and government advice in the National Planning Policy Framework.

**Reasons**

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

17/01449/LBC	2 Hen Street Bradninch Exeter Devon EX5 4NR	Listed Building Consent for the erection of a rear extension (Revised Scheme)	PERMIT	DEL	09/11/2017
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**Conditions**

- 1 The date of commencement of this development shall be taken as the 21st September 2017 when the application was registered by the Local Planning Authority.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.

**Reasons**

- 1 In order to establish a legal commencement date for the development to enable the development to be monitored by the Local Planning Authority.
- 2 For the avoidance of doubt and in the interests of proper planning.

**Reasons**

The application for the construction of a single storey rear extension is supported in policy terms. The scale and overall design of the proposed works whilst not ideal respect the character, scale and setting of the existing Listed Building. There are no concerns with regard to overdevelopment of the curtilage of the dwelling. Overall the proposed development is considered to be in accordance with Policies COR2 and COR17 of the Mid Devon Core Strategy (Local Plan Part 1), Policies DM2, DM13 and DM27 of the Local Plan Part 3 (Development Management Policies) and government advice in the National Planning Policy Framework.

17/01454/FULL	Land and Buildings at NGR 293808 105631 (Higher Trey Mill) Thorverton Exeter	Change of use of agricultural building to domestic garage to include replacement of part of the agricultural building	PERMIT	DEL	09/11/2017
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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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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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 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 and the change of use of the adjoining building to provide a garage will not have an adverse impact on protected species. The proposal is considered to be in accordance with the relevant policies: COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2 and DM13 of the Mid Devon Local Plan part 3 (Development Management Plan),

**Reasons**

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

<b>17/01458/HOUSE</b>	The Oaks Thorverton Exeter Devon EX5 5NA	Erection of two extensions, enlargement of one dormer window and installation of two dormer windows	PERMIT	DEL	08/11/2017
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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 two extensions, the enlargement of one dormer window and installation of two dormer windows 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.

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. 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.

17/01466/FULL	Buildings at NGR 310423 112493 (Park Farm) Culmstock Devon	Conversion of 2 redundant barns into 1 dwelling and creation of a vehicular access and parking area (Revised Scheme)	PERCON	DEL	10/11/2017
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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 a schedule of works required to secure the safety and stability of the building during the conversion period has been submitted to and approved in writing by the Local Planning Authority. Such works shall include measures to support any wall or vertical surface, to support any floor, roof or horizontal surface, and to provide protection for the building against the weather during the progress of the works. The agreed schedule shall be adhered to during the conversion of the works.
- 4 Prior to their use on the building, a detailed schedule and specification of all external materials and finishes (including windows and external doors, roof tiles, gutters, downpipes, soffits etc) is to be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented strictly in accordance with the approved details and maintained as such.
- 5 Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development of the types referred to in Classes A, B, C, D, E, F and G of Part 1, or Classes A and B of Part 2 of Schedule 2, shall be undertaken within the application site without the Local Planning Authority first granting planning permission.
- 6 All existing structural elements including roof trusses shall be retained and reused in their existing positions unless shown otherwise on the approved plans or otherwise agreed in writing with the Local Planning Authority prior to any alterations.
- 7 The proposed roof lights shall all be fitted to be flush with the roof plane and shall be conservation style and be so retained.
- 8 No hardsurfacing/landscaping works in the areas shown on the approved plan(s) (Including access drive) shall begin until details and samples of the surfacing materials to be used in those areas have been submitted to, and approved in writing by, the Local Planning Authority. Such approved works shall then be carried out before the development hereby permitted is first brought into its permitted use, and shall be so retained.

**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, as this permission relates to a conversion and not a reconstruction of the building in accordance with Mid Devon Core Strategy 2007 COR2 and Adopted Mid Devon Local Plan Part 3 DM1, DM2, DM29.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
4		To ensure the use and design of materials appropriate to the works hereby approved in order to safeguard the character and appearance of the building and area in accordance with Mid Devon Core Strategy 2007 COR2 and Mid Devon Local Plan Part 3 policies DM1, DM2, DM14.			
5		To safeguard the visual amenities of the area and the character and appearance of the building(s) to be provided in accordance with Mid Devon Core Strategy 2007 COR2 and Mid Devon Local Plan Part 3 policies DM1, DM2, DM14.			
6		To ensure the use and design of materials appropriate to the works hereby approved in order to safeguard the character and appearance of the building and area in accordance with Mid Devon Core Strategy 2007 COR2 and Mid Devon Local Plan Part 3 policies DM1, DM2, DM14.			
7		To ensure the use and design of materials appropriate to the works hereby approved in order to safeguard the character and appearance of the building and area in accordance with Mid Devon Core Strategy 2007 COR2 and Mid Devon Local Plan Part 3 policies DM1, DM2 and DM14.			
8		To ensure the use of materials appropriate to the development in order to safeguard the visual amenities of the area and the character and appearance of the building in accordance with Mid Devon Core Strategy 2007 COR2 Adopted Mid Devon Local Plan Part 3 DM1, DM and DM29.			

### Reasons

The National Planning Policy Framework establishes the principle that the reuse of redundant or disused buildings in the open countryside as dwellings could be considered acceptable, and policy DM11 of the Local Plan Part 3 reflects this guidance where a building makes a positive contribution to the rural character of the locality. The proposed conversion of this disused barn to a dwelling is acceptable in principle, given the location of the site. In addition the conversion will provide an enhancement to the area and the building itself is in compliance with the NPPF para 55. The scope of the works and overall design is appropriate for the existing building. The proposed works will not result in loss of any significant fabric and although it will inevitably have an impact on the character of the building, this is, on balance, considered to be reasonable in the context of the policy considerations. There are highway issues to consider however these are considered not to be sufficient to warrant refusal of the proposal. Therefore, the proposal is in accordance with the Core Strategy policies COR1, COR2, COR3, and COR18 of the Mid Devon Local Plan Part 3 (Development Management Policies) Policies DM1, DM2, DM8 and DM11, DM14 and DM29 and paragraphs 55, of the National Planning Policy Framework.

### Reasons

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

<b>17/01473/HOUSE</b>	Touchwood Bow Crediton Devon EX17 6HL	Erection of workshop for restoration of old tractor	PERMIT	DEL	07/11/2017
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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 workshop building hereby approved shall be used for purposes ancillary to the existing dwelling on the site (currently known as Touchwood), and no part shall be used, let or otherwise disposed of as a separate unit of accommodation or for commercial purposes.

### Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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2 For the avoidance of doubt and in the interests of proper planning.

3 To protect the amenity of neighbouring occupiers in accordance with Policy DM13 of the Local Plan Part 3 (Development Management Policies) and in the interest of highway safety.

**Reasons**

The application for the erection of a workshop for restoration and storage of a vintage tractor and is considered to be supportable in policy terms. The building will be used to provide a specific work space for the applicant's hobby and on this basis is considered to be supportable in principal. The building will have an industrial style however it is not considered that it would harm the character or appearance of the area. There are no concerns regarding over development of the dwelling curtilage or impact on neighbouring properties. Overall the proposal is considered to be acceptable in accordance with the following Policies: COR2, COR17 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and DM1, DM2 and DM13 of the Local Plan Part 3 (Development Management Policies).

**Reasons**

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

17/01477/LBC	20 Church Street Tiverton Devon EX16 5HX	Listed Building Consent for the replacement of existing kitchen and conservatory roof with slate monopitch roof and internal alterations	PERCON	DEL	07/11/2017
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**Conditions**

- 1 The works hereby permitted shall be begun before the expiration of three years from the date of this consent.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 Prior to its insertion, further details of the replacement first floor rear elevation window of the main house will be submitted to the local planning authority and approved in writing.

**Reasons**

- 1 In accordance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure a style and appearance appropriate to the special interest and period of the listed building in accordance with policy DM27 Local Plan Part 3 (Development Management Policies).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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**Reasons**

The proposed works are not considered to cause unacceptable levels of harm to the listed building and will therefore preserve its special architectural, historic and visual interest. The materials proposed are suitable for and respectful of the building and are therefore acceptable. The proposal is therefore in accordance with the Mid Devon Local Plan (Part 3) policy DM27 and the National Planning Policy Framework and should be granted consent.

17/01480/CLU	Ashculm Corner Hemyock Cullompton Devon EX15 3SU	Certificate of Lawfulness for the existing use of 2 caravans in breach of condition (3) of planning permission 01/00451/FULL for a period in excess of 10 years	PERMIT	DEL	08/11/2017
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**Reasons**

the use described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto and shown edged red on the plan submitted with the application, 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 in the absence of any counter evidence, the Local Planning Authority considers on the balance of probability that the 2 Caravans known as Ashculm Corner, have been occupied as one single Planning unit of residential accommodation in breach of condition 3 of planning permission 4/26/2001/451 for a period in excess of 10 years.

17/01486/FULL	Land at NGR 295987 113465 Isabella Road Tiverton Devon	Erection of a dwelling and detached garage (revised scheme)	PERMIT	DEL	06/11/2017
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**Conditions**

- 1 The date of commencement of this development shall be taken as 14th September 2017, the date the application was registered by the Local Planning Authority.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 The materials to be used on the external surfaces of the dwelling shall be those approved under planning permission reference 10/01547/FULL.
- 4 The dwelling shall not be first occupied until the surfacing and drainage of the vehicular access, parking and turning areas shown on the approved drawings has been completed in accordance with details approved under planning permission reference 10/01547/FULL.
- 5 The dwelling shall not be first occupied until the boundary treatments, including the 1.8 metre close boarded fence set back from the northern boundary, shown on approved drawing number 01406/8 Rev 7 have been provided in accordance with that drawing. Once provided such boundary treatments shall be permanently so retained. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking or re-enacting that Order with or without modification), no boundary treatment other than those shown on approved drawing number 01406/8 Rev 5 shall be erected along the northern boundary of the site without planning permission first being granted.
- 6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking or re-enacting that Order with or without modification) no other windows or openings shall be inserted into the northern elevation of the dwelling other than those shown on the approved plans, without planning permission first being granted. The windows in that elevation shall be fitted with obscure glazing before the dwelling hereby permitted is first occupied and they shall be retained as such thereafter.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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7 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking or re-enacting that Order with or without modification) no development of the types referred to in Classes B and C of Part 1 of Schedule 2, relating to additions and alterations to the roof, shall be undertaken without planning permission first being granted.

**Reasons**

- 1 In order to establish a legal commencement date for the development to enable the development to be monitored by the Local Planning Authority.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In order to ensure the development makes a positive contribution to the visual amenity of the area in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).
- 4 To ensure facilities are available for vehicles attracted to the site and that these areas are appropriately drained, in accordance with Policy DM8 of the Local Plan Part 3 (Development Management Policies).
- 5 To protect the privacy and amenity of neighbouring residents and to ensure the amenity of users of the footway along the northern side of the site, in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).
- 6 To protect the privacy and amenity of neighbouring residents and to ensure the amenity of users of the footway along the northern side of the site, in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).
- 7 To protect the privacy of neighbouring residents, in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).

**Reasons**

The proposal is considered to be acceptable in that the minor changes to the fenestration, internal layout and vehicular access, and addition of a garage (retaining 2 parking spaces) are not considered to harm the amenities of the area or cause additional harm to the privacy and amenities of neighbouring residents. All other aspects of the scheme remain as originally granted. The development is considered to be in accordance with Policy COR13 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM2, DM8, DM14 and DM15 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. 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.

<b>17/01501/PNCOU</b>	Land and Buildings at NGR 287588 98282 (Home Farm) Newton St Cyres Devon	Prior notification for the change of use of agricultural building to Class R (Flexible Business Use)	APA	DEL	07/11/2017
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**Conditions**

- 1 The building shall not be used for its proposed use until the surface water drainage arrangements (attenuation pond) is constructed in accordance with the details shown on the approved plans. These arrangements shall be retained as approved in perpetuity.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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**Reasons**

- 1 To ensure that the surface water arising from the proposed hard standing is drained appropriately.

17/01503/FULL	The Orchard King Place Hitchcocks Business Park Uffculme Devon	Alterations to commercial building and removal of Condition (4) of planning permission 16/01638/FULL to facilitate commercial storage use	PERCON	DEL	10/11/2017
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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 Details of any external lighting shall be submitted to and approved in writing by the Local Planning Authority prior to it being installed. The external lighting shall be installed in accordance with the approved details and thereby retained as such unless a variation is subsequently submitted to and approved in writing by the Local Planning Authority.
- 4 Prior to the first use of the building hereby approved, details of all proposed landscaping on the site shall be submitted to the Local Planning Authority. Such details are to include the height, positions, density and type of landscaping proposed on the site and a timescale for its implementation. The landscaping so approved in writing 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 In order to safeguard the visual amenity of the area and its rural character and appearance.
- 4 To ensure that the character and amenity of the rural area is maintained and that the amenity of neighbouring properties is maintained in accordance with DM2 of the Mid Devon Local Plan Part 3 (Development Management Policies).

**Reasons**

On the basis that the building is proposed for use in conjunction with the management and maintenance of the land and buildings forming part of Hitchcocks Business Park, sufficient justification exists for its change of use and external/ internal alterations and it will allow suitable storage space for necessary equipment, plant and machinery. Having regard to the proximity of adjacent residential properties, conditions are imposed to secure a landscaping scheme and to restrict the use of the site to that applied for. Subject to these conditions there are no material considerations to indicate that the development is unacceptable and the application is in accordance with policies COR18 of Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2, DM8 and DM20 of Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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### Reasons

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

17/01508/FULL	Land and Buildings at NGR 274185 103137 Higher Thorne Farm Down St Mary Devon	Conversion of agricultural building to dwelling	PERCON	DEL	07/11/2017
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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 conclusions and mitigation measures set out in the Mitigation Method Statement - Bats, prepared by David F Wills (report dated 9th September 2017) received on 18th September 2017 by the Local Planning Authority shall be complied with in full during the construction of the development hereby approved.
- 4 The alterations to the building hereby approved shall not begin until a schedule of works has been submitted to and approved in writing by the Local Planning Authority. The schedule of works shall include: (a)Details of any demolition or removal of any building fabric and any rebuilding or repairing works required to convert the buildings; (b) Details of all measures required to support any wall, floor, roof or other vertical or horizontal surface (c)Details of measures required to provide protection for the building against the weather during the conversion works. The agreed schedule shall be strictly adhered to during the course of the conversion works.
- 5 Prior to the occupation of the dwelling hereby approved a management plan, confirming the use of the building attached on the northern boundary and detached on the southern boundary as identified on the site location plan shall be submitted to and approved in writing by the local planning authority. Once agreed the buildings shall be used only for the purposes set out in the management plan.
- 6 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, shall be undertaken within the application site without the Local Planning Authority first granting planning permission.
- 7 In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

### Reasons

- 1 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 protection of any ecological interest at the site.
- 4 To ensure the use of materials appropriate to the development in order to safeguard the character and appearance of the building in accordance with policy DM2 and DM11 of the Mid Devon Local Plan part 3 (Development Management Policies).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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- 5 To protect the amenities of future occupiers of the dwelling hereby approved in accordance with policy DM2, DM11 and DM14 of the Mid Devon Local plan part 3 (Development Management Policies).
- 6 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 1) COR2 and Local Plan Part 3 (Development Management Policies) DM2 and DM11.
- 7 In order to protect the residential amenities of future occupiers.

### Reasons

The application is for the conversion of a barn to dwelling (revised scheme) on a holding and is considered to be supportable in policy terms. The building is of traditional character and contributes to the rural character of the area. It has been demonstrated that the building can be converted without significant alteration, extension or rebuilding and the scheme retains the original character of the building. The access to the site is suitable to accommodate the additional movements associated with the new dwelling. The building is situated closely to other buildings that are used in association with the management of the activity on the holding which includes agricultural contracting/machinery repairs and subject to controls regarding the nature of use of the adjacent buildings it is considered on balance that the site location is unlikely to result in adverse conditions for any future occupiers. Overall it is considered that on balance the conversion will provide a sufficient level of amenity for residential use. The applicant has made the appropriate contribution in accordance with policy AL/IN/3. Overall it is considered that the proposal is supportable in accordance with the following policies: COR2 of the Mid Devon Core Strategy (Local Plan part 1), Local Plan Part 2 (Allocations and Infrastructure Development Plan Document) AL/IN/3 and Local Plan part 3 (Development Management Policies) DM1, DM2, DM8, DM11, 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 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.

<b>17/01510/FULL</b>	Land and Buildings at NGR 313669 113266 Builders Yard Culmstock Road Hemyock Devon	Erection of 6 dwellings with associated highways, sheds and stores following demolition of existing buildings	PERCON	DEL	09/11/2017
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### Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 The proposed estate road, footways, footpaths, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, road maintenance/vehicle overhang margins, embankments, visibility splays, accesses, car parking and street furniture shall be constructed and laid out in accordance with details to be approved by the Local Planning Authority in writing before their construction begins, For this purpose, plans and sections indicating, as appropriate, the design, layout, levels, gradients, materials and method of construction shall be submitted to the Local Planning Authority.
- 4 The development hereby approved shall not be carried out otherwise than in accordance with a phasing programme which shall previously have been submitted to and approved by the Local Planning Authority in writing.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
5		No part of the construction of the above ground works to the dwellings hereby approved shall be commenced until: A) The access road has been laid out, kerbed, drained and constructed up to base course level for the first 20.00 metres back from its junction with the public highway B) The ironwork has been set to base course level and the visibility splays required by this permission laid out C) The footway on the public highway frontage required by this permission has been constructed up to base course level D) A site compound and car park have been constructed to the written satisfaction of the Local Planning Authority.			
6		Within twelve months of the first occupation of the first dwelling in an agreed phase of the development, all roads, footways, footpaths, drainage, statutory undertakers' mains and apparatus, junction, access, retaining wall and visibility splay works shall be completed to the written satisfaction of the Local Planning Authority.			
7		No development shall take place until a surface water drainage scheme has been submitted to and approved in writing by the County Planning Authority. Unless it is demonstrated that it is unfeasible to do so, the scheme shall use appropriate Sustainable Urban Drainage Systems. The drainage scheme shall be designed so that there is no increase in the rate of surface water runoff from the site resulting from the development and so that storm water flows are attenuated. The development shall be carried out in accordance with the approved scheme.			
8		No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.			
9		No work shall be carried out on the site on any Sunday, Christmas Day or Bank Holiday or other than between the hours of 0730 and 1900 hours on Mondays to Fridays and 0730 to 1300 on Saturdays.			
10		No part of the development hereby approved shall be brought into its intended use until the access roadway, turning areas and parking spaces have been provided and maintained in accordance with details that shall have been submitted to, and approved in writing by, the Local Planning Authority and shall be retained for that purpose at all times.			
11		Notwithstanding the approved plans all new dwellings and garaging shall have graphite/dark grey natural slate roof coverings only.			
12		The materials for all external surfaces of the development hereby approved (other than those set out in condition 11 above) shall be in accordance with the submitted details and shall be so retained unless otherwise agreed in writing with the Local Planning Authority. The agreed materials to be used on the proposed development are: Graphite prime slate with Grey angled/Half Round ridge tiles; Facing brick Ibstock Ivanhoe Antique Red; Contrasting detail brick Ibstock Ivanhoe Cream; Windows UPVC flush fitting casement; roof light to be flush fitting to the roof; window cills to be buff colour recon stone; and gutters and down pipes in black.			
13		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, E, G 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, 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.			
14		The development shall be carried out in accordance with the recommendations set out in the 'Ecological Appraisal' prepared by Blackdown Environmental dated August 2017 and the associated plan PL 009.			

## 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 information is available for the proper consideration of the detailed proposals.
- 4 To ensure the proper development of the site.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
5		To ensure that adequate on site facilities are available for all traffic attracted to the site during the construction period, in the interest of the safety of all users of the adjoining public highway and to protect the amenities of the adjoining residents.			
6		To ensure that the access arrangements are completed within a reasonable time in the interests of safety and the amenity of residents.			
7		To protect water quality and minimise flood risk in accordance with flood management act.			
8		To ensure, in accordance with Paragraph 141 of the National Planning Policy Framework (2012) and the supporting text in Paragraph 5.3 of the Mid Devon Local Plan Part 3: (Development Management Policies) Policy DM29 (2013), that an appropriate record is made of archaeological evidence that may be affected by the development.			
9		To safeguard the amenity of the occupants of neighbouring properties in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).			
10		To ensure that vehicles parked on the site are able to enter and leave in forward gear, and to ensure adequate parking facilities are provided on site in accordance with Policy DM8 of the Local Plan Part 3 (Development Management Policies).			
11		To ensure the materials are appropriate and to safeguard the visual amenities of the Area of Outstanding Natural Beauty in accordance with Policies DM2 and DM29 of the Local Plan Part 3 (Development Management Policies).			
12		To ensure materials are appropriate and to safeguard the visual amenities of the Area of Outstanding Natural Beauty in accordance with Policies DM2 and DM29 of the Local Plan Part 3 (Development Management Policies).			
13		To safeguard the visual amenities and the character and appearance of the area and the amenity of the occupiers of neighbouring properties and the ecological interests present at the site in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM2 and DM29 of the Local Plan Part 3 (Development Management Policies).			
14		To limit the impact of the development on any protected species which may be present.			

### Reasons

The proposal development is considered to be acceptable. The site is within the defined settlement limit of Hemyock where small scale development is permitted. It is considered that the proposed development will be at a density compatible with its surroundings and will provide a reasonable contribution to the housing stock of that settlement and the District. This proposal will reasonably complement the appearance of the street scene and be sympathetic in terms of the relationship with the adjoining buildings. The juxtaposition with existing nearby residential development is considered to be such that no significant impact in terms of harming privacy or other living conditions of those neighbouring properties considering the improvements to the existing situation. Adequate on-site parking and vehicle manoeuvring facilities with access thereto can be provided to serve this proposal. The benefit of the creation of dwellings is not overcome by the potential for less than significant harm identified to the character and appearance of the Area of Outstanding Natural Beauty. Specific conditions are proposed to deal with the highway and movement issues. Other conditions are proposed to deal with specific design issues and to seek the implementation of the ecology recommendations suggested in the Ecological Appraisal. Therefore, in light of the above, there is no policy conflict and the impact of the proposed development is considered to be acceptable. There are no highway objections and a public open space contribution has been made. There are no other material considerations that would indicate that planning permission should not be granted in accordance with the development plan; the proposal is in accordance, therefore, with Policies COR1, COR2, COR7, COR9 and COR17 of the Mid Devon Core Strategy (Local Plan Part 1), Policy AL/IN/3 of the Allocations and Infrastructure Development Plan Document (Local Plan Part 2), together with Policies DM2, DM8, DM14, DM15 DM21 and DM29 of Local Plan Part 3 (Development Management Policies) and the Technical Housing Standards.

### Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/01529/HOUSE	14 Cromwells Meadow Crediton Devon EX17 1JZ	Erection of single storey and two storey extensions	PERMIT	DEL	07/11/2017

#### 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 The first floor window within the north west elevation of the extension hereby approved, shall be obscure glazed and 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 any overlooking to the neighbouring property in accordance with policy DM13.

#### Reasons

The application for the erection of a single storey and two storey extensions is considered to be supportable in policy terms. On balance the appearance of the extension is considered to be in keeping with the general character and appearance of the dwelling and not considered to result in unacceptable harm to the appearance of the street scene. Overall both extensions are considered to respect the character, scale, setting and design of the existing dwelling. Although the plot is not overly generous, it is considered on balance that both extensions can be accommodated without resulting in overdevelopment of the dwelling curtilage. Overall, although the extension will significantly increase the height of the building mass above the existing single storey garage, given the orientation and relationship with the neighbouring property it is considered, on balance, that the proposal would not result in a detrimental impact on the amenity of occupiers of the neighbouring property in terms of loss of light, overlooking or being unacceptable overbearing. Overall the proposal is considered to be acceptable in accordance with policies COR2 and COR15 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2 and DM13 of the Local Plan part 3 (Development Management Policies) and government advice in the National Planning Policy Framework.

#### Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included 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
17/01535/FULL	Land at NGR 313728 113741 (Longmead Recreation Ground) Station Road Hemyock Devon	Erection of a 10m lighting column with a pair of 150 watt LED floodlights to provide emergency lighting for Devon Air Ambulance	PERMIT	DEL	07/11/2017

#### 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

Having regard to all material considerations, the benefits of the scheme outweigh any limited harm arising as a result of the provision of the floodlight and its impact upon neighbouring residential properties. The provision of the lighting column will help to facilitate the operation of the Devon Air Ambulance during night time hours, which will significantly improve the speed at which patients can be transferred to hospital from rural locations. The application accords with the provisions of policy COR17 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2, DM29 of the Mid Devon Local Plan Part 3 (Development Management Policies) and the presumption in favour of sustainable development set out in the National Planning Policy Framework.

#### Reasons

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

17/01595/HOUSE	Lemons Hill Farm Hemyock Devon	Erection of an indoor swimming pool and canopy for terrace following demolition of existing pole barn	PERMIT	DEL	06/11/2017
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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 swimming pool building hereby approved shall only be for use in connection with the occupation of the main dwelling or the 3 holiday lets currently on the site, and shall not be let or used for any other purpose.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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**Reasons**

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To prevent an unacceptable increase in traffic on the highway network in accordance with policy DM2 of the Mid Devon Local Plan Part 3 (Development Management Policies).

**Reasons**

The application scheme proposes the erection of an indoor swimming pool and canopy for terrace following demolition of existing pole barn at Lemons Hill Farm, Hemyock. The design, scale, location and materials proposed for the new building are considered to be acceptable. Given the siting of the building and the proposed scale of the use, it is not considered that the scope of change proposed would impact upon the privacy of or amenity of the occupants of any neighbouring dwellings. On the basis that the proposed swimming pool building is for the private use of the occupants of the existing property or occupants of the holiday lets only, it is not considered that the application proposals will result in an unacceptable impact on the local highway network. Given the siting and location of the new building and hard surfaced area it is overall not considered that it will harm the character and/or the visual amenities of the surrounding area or the Area of Outstanding Natural Beauty. The application scheme is considered to be in accordance with policies COR18 of the Mid Devon Core Strategy (Local Plan part 1), DM2, DM13 and DM29 of the Local Plan part 3 (Development Management Policies) and the National Planning Policy Framework.

**Reasons**

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

<b>17/01640/PNAG</b>	Land at NGR 284018 111308 (Coombe Farm) Puddington Devon	Prior notification for the erection of an agricultural storage building	PDA	DEL	06/11/2017
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**Reasons**

- 1 The proposed agricultural building is considered to be reasonably necessary to support the agricultural activities on the holding to which it relates. The proposed design and siting of the building including the materials to be used are appropriate for the location and the proposal meets with the requirements of Class A, Part 6, Schedule 2, Article 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015. Prior approval is not required.

<b>17/01691/NMA</b>	22A Tiverton Road Cullompton Devon EX15 1HT	Non-Material Amendment for 16/01357/HOUSE to allow change to design of replacement front door	PERMIT	DEL	10/11/2017
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**Reasons**

- 1 The proposed new door's design and its finish are considered to be acceptable for the character and style of the cottage which is located in the Cullompton conservation area and subject to the Cullompton Article 4 Direction.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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**Reasons**

1 Change to design of replacement door previously approved

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