

# Decision Register

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Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/01311/PNCOU	Land at NGR 275264 93578 (Southcombe Cross Barn) Cheriton Bishop Devon	Prior notification for the change of use of agricultural building to dwelling under Class Q	PNP	DEL	13/11/2017

## Reasons

1. Insufficient information has been provided to demonstrate that the whole building was solely in agricultural use as part of an established agricultural unit on 20th March 2013. The proposal is therefore not in accordance with Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 and the proposal is not permitted development. 2. Due to the nature of the current construction of the building and on the basis of the conclusions of the Hibbit case, the use of the frame (without or without the existing panels that provide the existing walling), would be so skeletal that the works needed to alter the building to use it as a dwelling would be of such magnitude that in practical reality it would be considered as a rebuild. The legislation does not allow for a new build and/or rebuild and therefore taking into account the High Court judgement, the subject building is not considered to be a suitable candidate to comply with the allowances of this legislation

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17/01377/LBC	Southwick Farm Nomansland Tiverton Devon EX16 8NW	Listed Building Consent to increase two chimney stacks to 1.8m above ridge line	PERCON	DEL	13/11/2017
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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 their installation, samples of the proposed bricks shall be submitted to the Local Planning Authority and agreed in writing.
- 4 The chimney pots added to the top of each stack shall be terracotta in colour only.

## Reasons

- 1 In accordance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In order to ensure a colour, texture and appearance of brickwork that will preserve the special interest of the listed building.
- 4 In order to ensure a colour and appearance that will preserve the special interest of the listed building.

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**Reasons**

The proposed works will cause acceptable and justified low levels of less than substantial harm to the appearance and character of the listed building, thereby affecting its aesthetic significance. However, there is some outweighing public benefit and it is therefore considered that the justification for the alteration is sufficient in this instance. Therefore the proposal is in accordance with the Mid Devon Local Plan (Part 3) policy DM27 and the National Planning Policy Framework heritage paragraphs and should be granted consent.

17/01462/HOUSE	Marylea Cottage The Green Down St Mary Crediton Devon EX17 6DZ	Raising of chimney height to 1.8m above thatch roof and fitting of 2 chimney pots and stainless steel cowls	PERMIT	DEL	17/11/2017
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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 bricks to be used for the rebuilt chimney shall be Furness Brick Ltd handmade red press brick in imperial size (68mm) as submitted by e mail detail on 2 November 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 For the avoidance of doubt and to ensure the development does not have an adverse impact on the character or appearance of the dwelling.

**Reasons**

The application proposal is supportable in policy terms. In addition the pair of cottages are asymmetrical and partly hidden by vegetation and therefore the difference in appearance of the chimneys will be less pronounced. The increase in the height of the chimney is considered to respect the character, scale and setting of the existing dwelling in accordance with policies DM13 and DM2 Local Plan Part 1. Overall the application scheme is also considered to be in accordance with the following policies; Mid Devon Core Strategy (Local Plan Part 1) COR2 and COR18, Local Plan Part 3 (Development Management Policies) DM2, DM13 and DM27 and Government advice in the National Planning Policy Framework.

**Reasons**

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included 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
17/01463/LBC	Marylea Cottage The Green Down St Mary Crediton Devon EX17 6DZ	Listed Building Consent to raise the chimney height to 1.8m above the thatch roof and fit 2 chimney pots and stainless steel cowls	PERMIT	DEL	17/11/2017

#### Conditions

- 1 The works hereby permitted shall be begun before the expiration of three years from the date of this consent.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 The bricks to be used for the rebuilt chimney shall be Furness Brick Ltd handmade red press brick in imperial size (68mm) as submitted by e mail detail on 2 November 2017.

#### 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 For the avoidance of doubt and to ensure the development does not have an adverse impact on the character or appearance of the dwelling.

#### Reasons

The design of the extensions is considered to be in keeping with the character of the existing dwelling and would present as a subservient addition. It is not considered that the proposal would materially harm the character, appearance or setting of the listed building. The proposal would not result in the loss of any significant historic building fabric and the public benefits associated with the refurbishment of this listed house outweigh any harm. The harm that will be caused as a result of the proposed chimney being higher than the neighbouring chimney on the attached cottage will be offset by the reduction in use of fossil fuels in using wood stoves. Overall the proposal is considered to be acceptable in accordance with the Mid Devon Local Plan policy DM27 and Government advice in the National Planning Policy Framework.

17/01497/LBC	9 Union Road Crediton Devon	Listed Building Consent for the replacement of windows to rear elevation	PERMIT	DEL	13/11/2017
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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 painted and not stained and be maintained as such at all times.

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**Reasons**

- 1 In accordance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure that the traditional character of the windows is retained.

**Reasons**

The proposal to replace the existing windows that are beyond reasonable repair with new windows of traditional design and construction is in the long term interests of the maintenance of the listed building. Overall the proposal is considered to be acceptable in accordance with the Mid Devon Local Plan policy DM27 and Government advice in the National Planning Policy Framework.

17/01500/FULL	Ash Farm Puddington Tiverton Devon EX16 8LR	Erection of a replacement dwelling and garage following demolition of existing dwelling	PERCON	DEL	13/11/2017
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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 dwelling hereby permitted shall be occupied only by persons employed or last employed full-time locally in agricultural or forestry work, as defined by Section 336(i) of the Town and Country Planning Act 1990 and the dependants of such persons as aforesaid.
- 4 Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) 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 A, B, C, D, E relating to extensions, dormers, outbuildings shall be undertaken without the Local Planning Authority first granting planning permission.
- 5 The mitigation works as set out in the Ecology Survey Report (6th September 2017) and further letter and mitigation method statement (received by the Local Planning Authority on 7th November 2017) prepared by David F Wills ecological consultant shall be implemented and completed in accordance with the requirements of the submitted details.
- 6 The use of the existing dwelling shall cease within six calendar months of the date when the dwelling hereby permitted is first occupied, and the existing dwelling shall be demolished and all material resulting from the demolition shall be removed from, or be recycled on, the site within three calendar months of that date.
- 7 The double garage hereby approved shall not be used to provide any additional living accommodation without the prior consent of the Local Planning Authority.
- 8 Prior to the commencement of any works in relation to the relocation of the existing hedgerow, a detailed plan to demonstrate the relocation of the existing hedgerow and the extent of new hedgebank required shall be submitted to and approved in writing by the Local Planning Authority. The plan shall also include details of the proposed planting schedule for the new hedgerow and a timescale for its implementation. Any trees or plants which within a period of five years from the implementation of the scheme, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. Once provided, the hedgerow shall be so retained.

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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 The site is located outside defined settlement limits in the open countryside where national and local planning policy only allows dwelling in exceptional circumstances such as this that replaces an existing agricultural workers dwelling in accordance with Policy COR18 of the Mid Devon Core Strategy (Local Plan part 1).
- 4 To ensure the size of the replacement dwelling reflects the requirements of Policy DM12 of the Local Plan part 3 (Development Management Policies) and to ensure development makes a positive contribution to the visual amenities of the area in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).
- 5 To ensure the protection of the ecological interest at the site.
- 6 The permission is for a replacement dwelling in the countryside where the erection of new dwellings is strictly controlled. The Local Planning Authority wish to ensure that not more than one dwelling occupies the site in accordance with policy COR18 of the Mid Devon Core Strategy (Local Plan part 1), and policy DM12 of the Local Plan part 3 (Development Management Policies).
- 7 To ensure the size of the replacement dwelling reflects the requirements of policy DM12 of the Local Plan part 3 (Development Management Policies).
- 8 To protect the character and appearance of the rural area in accordance with policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and policy DM2 of the Local Plan part 3 (Development Management Policies).

#### Reasons

The application for the erection of a replacement dwelling is considered to be supportable in policy terms. The principal of replacement dwellings in countryside locations is established by DM12. The existing bungalow is subject to a condition restricting the occupancy to agricultural workers, the new dwelling will enable the applicant to continue to live and work on the farm with his young family. Although the increase in floor space is substantial it is considered to be achievable by available permitted development rights and is therefore acceptable. The design of the proposed dwelling is considered to respect the character of the rural area and will provide a reasonable level of amenity for the future occupiers. The proposal incorporates the mitigation required by the ecological survey such that it is considered that the proposal is unlikely to have significant adverse impact on the biodiversity interest at the site. The realignment of the southern boundary is likely to have some localised landscape impacts, however it is considered, on balance, that the likely short term harm to the character and appearance of the area is outweighed by the benefit of seeking to provide an optimal solution for the maternity bat roost. The proposed new access and parking arrangements are acceptable and would not result in an adverse impact on the local road network. There are no nearby properties that would be adversely affected by the proposal. Overall it is considered that the proposal is acceptable in accordance with policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2, DM8, DM12, DM13 and DM14 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 the following discussions and determining the application within the agreed timescale. 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
17/01502/FULL	Land at NGR 301632 107253 (opposite 37 Bilbie Close) Shortlands Road Cullompton Devon	Erection of carport (Revised Scheme)	PERCON	DEL	14/11/2017

#### 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 use of any above ground materials first being used on site a detailed schedule and specification of all external materials and finishes has been submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved details and maintained as such.

#### 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 Mid Devon Local Plan Part 3 (Development Management Polices) DM2 and DM13.

#### Reasons

The application for the erection of a Car Port opposite 37 Bilbie Close Cullompton is considered to be supportable in policy terms. The overall scale and design of the scheme is considered to respect the character, scale, setting and design of the area. The proposed development would not result in the over development of the site. The impact on the TPO tree is minimal and acceptable and there will be only minor impacts on the flood zone and critical drainage area of Cullompton. 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) COR11, COR14, 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 pre application discussions 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.

17/01524/FULL	St Marys Church Hemyock Devon	Erection of extension and relocation of oil tank	PERCON	DEL	14/11/2017
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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.

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Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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- 3 No development/works shall begin until a sample panel of between 1 and 2 square metres in size of the proposed stone, (indicating colour, texture, pointing, mortar and coursing), to be used for the external walls of the buildings hereby permitted has been provided on site for inspection and agreed in writing by the Local Planning Authority. Stonework shall be laid on its natural bed and constructed in accordance with the approved sample panel. Such approved materials shall be so used and retained.
- 4 No development shall begin until working details of the new internal door and doorframes including sections, mouldings and profiles, and finishes - have been submitted to, and approved in writing by, the Local Planning Authority. Installation of the doors and doorframes shall be in accordance with these approved details, and be so retained.
- 5 The boiler flue hereby approved shall be painted with a matt black finish where they are on the outside of the building, 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 use of stone, mortar, coursing and pointing appropriate to the development in order to safeguard the visual amenities of the area and character and appearance of the listed building in accordance with Mid Devon Core Strategy (Local Plan 1) Policy COR2 and Local Plan Part 3: (Development Management Policies) DM2 and DM27.
- 4 To ensure the use of materials and detailing appropriate to the development, in order to safeguard the character and appearance of the listed building in accordance with Mid Devon Core Strategy (Local Plan 1) Policy COR2 and Local Plan Part 3: (Development Management Policies) DM2 and DM27.
- 5 To ensure the use of materials/detailing appropriate to the development, in order to safeguard the character and appearance of the listed building] in accordance with DM27 of the Mid Devon Development Management Policies (Local Plan Part 3).

#### Reasons

The application seeks planning permission for the erection of extension and relocation of oil tank at St Marys Church, Hemyock. The proposal is considered to be acceptable in policy terms. The application has demonstrated an acceptable understanding of the site characteristics and constraints. It is considered that the proposal will contribute positively to the surrounding area context. The proposed design is considered to be efficient and effective in its use and will improve the service of a key community facility. The proposals siting, massing and layout are considered to be well thought-out. The proposed materials will conform and contribute to the historic setting of the church and wider area. It is not considered that the proposal will have a detrimental effect on its landscape or on the living conditions of neighbouring properties. Therefore the application is in accordance with policies COR2, COR11, COR17 of the Mid Devon Core Strategy (Local Plan Part 1), and DM1, DM2, DM25, DM27 and DM29 of the Mid Devon Development Management Policies (Local Plan Part 3). The application should be granted approval.

#### 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.

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Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/01534/FULL	Okefield House Deep Lane Crediton Devon EX17 2BY	Variation of condition 2 of planning permission 16/00547FULL to allow substitute plans in respect of change of design for Plot 3 and removal of pedestrian access ramp	PERCON	DEL	15/11/2017

### Conditions

- 1 The development hereby permitted is considered to have been lawfully commenced on 20th September 2017.
- 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 work shall be carried out on the site on any Sunday, Christmas Day or Bank Holiday or other than between the hours of 0800 and 1800 hours on Monday to Fridays and 0900 and 12noon on Saturdays and there shall be no works on site on Sundays or bank holidays.
- 4 The surface water drainage for the site shall be managed as per the details that were submitted to and agreed in writing by the Local Planning Authority on 12th September 2016. The approved drainage scheme shall be implemented prior to the use of the dwellings commencing.
- 5 The materials to be used for all external surfaces of the buildings shall be as agreed by the Local Planning Authority in letter dated 12th September 2016 and shall be retained as such.
- 6 The proposed new access from Deep Lane shall be completed in accordance with the details as shown on drawing number 00-06 rev 04 and made available for use prior to commencement of any of the dwellings hereby approved.
- 7 The areas for storage of refuse and recycling materials, as approved by the Local Planning Authority on 10th May 2017, shall be provided prior to the houses being occupied. Thereafter, all refuse and recyclable materials associated with the development shall either be stored within this dedicated store/ area, as shown on the approved plans, or internally within the building(s) that form part of the application site.
- 8 The additional hedge and tree planting shown on drawing number CT\_4190\_TPP rev 2 shall be carried out within 9 months of the substantial completion of the development, (or phase thereof), whichever is the sooner; and any trees or plants which within a period of five years from the implementation of the scheme (or phase thereof), die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size or species. Once provided, the landscaping scheme shall be so retained.
- 9 Before and during the construction of each phase of the development hereby approved, the provisions set out in the submitted Arboricultural Impact Assessment and Tree Protection Plan shall be strictly adhered to at all relevant times.
- 10 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, of Part 1, relating to extensions, additions and alterations to the roof, porches, outbuildings shall be undertaken within the application site without the Local Planning Authority first granting planning permission.

### Reasons

- 1 To set a legal commencement date for the works.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure that the construction phase of the development does not have an unacceptable impact on the amenity of neighbouring occupiers.



Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
4		To ensure that the principles of sustainable drainage are incorporated into the proposal where possible.			
5		To ensure the use of materials and detailing appropriate to the development in order to safeguard the character and appearance of the area in accordance with policy DM2 of the Local Plan Part 3 (Development Management Policies).			
6		The existing access is substandard and unsuitable for construction traffic and therefore the new access is required in order to prevent an unacceptable impact on the local highway network.			
7		To safeguard the amenity of the occupiers of adjoining premises, protect the general environment, and prevent obstruction to pedestrian movement, and to ensure that there are adequate facilities for the storage and recycling of recoverable materials, and in accordance with policy DM2.			
8		To ensure that the development makes a positive contribution to the character and amenity of the area in accordance with policy DM2 of the Local Plan part 3 (Development Management Policies).			
9		To ensure the development makes a positive contribution to the character and amenity of the area by protecting the existing trees during development in accordance with policy DM2 of the Mid Devon Local Plan part 3 (Development Management Policies).			
10		To safeguard the visual amenity of the area and to protect the residential amenity of neighbouring residents in accordance with policy COR2 of the Mid Devon Core Strategy and DM2 of the Local Plan part 3 (Development Management Policies).			

### Reasons

The application for the variation of condition 2 of planning permission 16/00547/FULL to allow substitute plans in respect of change of design for Plot 3 is considered to be supportable in policy terms. As stated the principle of residential development on the site has been established. The alterations propose a three storey dwelling, however this has been accommodated by reducing the levels of the site and a relatively minor increase in the overall height (0.3m), however the building will be viewed in accordance with surrounding development of varying levels and it is not considered that it would result in detriment to the visual appearance of the street scene or the amenities of any neighbouring properties. The alterations to the landscaping to the front of the property which proposes a grassed bank rather than the previously approved walkway are not considered to adversely impact on the character and appearance of the street scene. Given the small scale nature of the site, the loss of the separate pedestrian access is not considered to be detrimental to the accessibility and connectivity of the site. Furthermore disabled access has been provided in accordance with building regulation approval therefore it is not considered reasonable to refuse the proposal on that basis. Overall it is considered that the proposal is acceptable in accordance with policies COR1, COR2, COR9 and COR15 of the Mid Devon Core Strategy (Local Plan part 1), DM1, DM2, DM8 and DM14 of the Local Plan part 3 (Development Management Policies), AL/IN/3 and AL/CRE/8 of the AIDPD (LP2) 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>17/01537/FULL</b>	Land at NGR 276940 93150 R/O Glenthorne Cheriton Bishop Devon	Erection of an agricultural building (relocation of existing building)	PERMIT	DEL	16/11/2017
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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.

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- 3 All planting and earthworks in terms of completing the proposed Devon Hedge Bank as shown on drawing 1260.2, shall be completed prior to the commencement of use of the building and shall be so retained thereafter. Any trees or plants which within a period of five years from the implementation of the scheme, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

**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 soften the visual impact of development on the visual amenities and landscape character of the areas and to help minimise the impact on the general amenities of the area in accordance with Policies DM2 and DM14 of the Mid Devon Local Plan Part 3 (Development Management Policies).

**Reasons**

The application for the erection of an agricultural building (relocation of existing building) is considered to be supportable in policy terms. The building is considered to be reasonably necessary to support the agricultural activity that the applicant intends to operate from the small holding. Given the siting, scale and design of the building and the likely number of animals that could be accommodated in the building it is not considered that the proposal would adversely impact on the amenity of nearby properties. The site is exposed, however the design is relatively low profile and has a typical appearance of an agricultural building and overall it is not considered that it would result in significant harm to the character or appearance of the area. Given the small scale of the building it is not considered that there would be any significant adverse environmental or highway implications, and/or result in detriment to the amenities of the neighbouring residential properties and the dwellings approved to be constructed on the site adjacent (LPA ref: 16/01699/FULL). Overall it is considered that the proposal is compliant with 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 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.

17/01538/CLU	Rodleigh Farm Hemyock Cullompton Devon EX15 3RU	Certificate of lawfulness for the existing use of a dwelling in breach of agricultural occupancy Condition (3) of planning permission EN. 6113 for a period in excess of 10 years	PERMIT	DEL	14/11/2017
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**Reasons**

- 1 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:- On the balance of probability it is considered that the property; the bungalow at Rodleigh Farm (as is currently known) and associated curtilage area has been occupied in breach of condition (3) pursuant to planning approval ref: EN. 6113 for a period in excess of ten years and is immune from enforcement actions by this authority for this use.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/01547/FULL	Land and Buildings at NGR 279386 101691 (Spencecombe) Crediton Devon	Conversion of barns to 2 dwellings	PERCON	DEL	16/11/2017

### 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 No development shall begin until a schedule of works has been submitted to and approved in writing by the Local Planning Authority. The schedule of works shall include: (a) Details of any demolition or removal of any building fabric and any rebuilding or repairing works required to convert the 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.
- 4 The mitigation works and measures as proposed in the Ecological Appraisal Report (Bats and Birds) dated July 2017 and prepared by Devon Wildlife Consultants shall be implemented, completed and retained in accordance with the requirements of that report.
- 5 No boundary treatment shall be installed 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 treatments to be erected on the site and any change in levels 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.
- 6 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 and F of Part 1, or Class A of Part 2 of Schedule 2 shall be undertaken within the application site without the Local Planning Authority first granting planning permission.
- 7 Before the development hereby permitted is first brought into use, the parking and turning areas shall be provided and surfaced to avoid surface water discharge off the site area. Following their provision these details 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 character of the building is retained and to protect the building during conversion works in accordance with Policy DM11 of the Local Plan Part 3 (Development Management Policies).
- 4 To ensure the protection of any ecological interests at the site in accordance with Policy DM11 of the Local Plan Part 3 (Development Management Policies).
- 5 To safeguard the character and amenities of the area in accordance with Policy DM2 of Local Plan Part 3 (Development Management Policies).
- 6 To ensure the character of the building is retained in accordance with Policy DM11 of the Local Plan Part 3 (Development Management Policies).
- 7 To ensure a suitable access is in place in accordance with Policy DM11 of the Local Plan Part 3 (Development Management Policies).

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### Reasons

The application for the conversion of two recently renovated agricultural buildings into dwellings is considered to be supportable in policy terms as the buildings are now redundant for their original purpose and are of sound and permanent construction. Given the buildings have been significantly modified/reconstructed with consent from the local planning authority it is considered on balance that their appearance is acceptable, and therefore the conversion into dwellings is supportable as a matter of principal vehicular access to serve the buildings can be provided without resulting in detriment to the character and appearance of the rural area and it is considered that the existing lane and surrounding road network is capable of coping with the traffic arising from the residential use of the buildings in conjunction with other dwellings that it will serve. Parking is provided in accordance with policy DM8. It has been demonstrated that the building can be converted without significant extension, alteration and rebuilding. The design of the units, incorporating some additional openings to manage the fenestration arrangement is considered to respect the character of the buildings as they stand today. The proposed residential use of the site is considered to be acceptable in terms of how it will affect the setting of the listed building that sits adjacent to the site area. The proposed scheme will achieve an acceptable level of amenity for future occupiers and it is not considered that the use of the building for residential purposes would result in harm to the amenity of occupiers of any neighbouring properties. The development would not result in an adverse impact of biodiversity interests at the site. The applicant has made appropriate contributions in accordance with policy AL/IN/3. 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), DM1, DM2, DM8, 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 manner. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

17/01552/FULL	Land and Buildings at NGR 301101 102913 (Whiteheathfield Barton) Whiteheathfield Bradninch Devon	Erection of a roof over existing livestock collecting yard	PERMIT	DEL	14/11/2017
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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 proposed erection of a roof over existing livestock collecting yard on an agricultural holding in the open countryside is considered supportable in policy terms. The development is considered reasonably necessary in supporting farming activity on the holding. Given the location of the development it is not considered that the proposal will have an adverse impact on the living conditions of any local residents or the local environment. The design is of a typical agricultural type structure and overall it is not considered that the development will have an adverse impact on the visual amenity of the area. The development is not considered to result in an unacceptable increase in traffic upon the local road network, and the existing access to the site is considered to be acceptable. As such, the proposal is considered to comply with policies COR18 of the Mid Devon Core Strategy (Local Plan part 1), DM2 and DM22 of the Local Plan part 3 and the National Planning Policy Framework.

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

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

17/01557/FULL	Land at NGR 301138 103023 (Whiteheathfield Barton) Bradninch Devon	Erection of a roof over existing silage clamp (1)	PERMIT	DEL	14/11/2017
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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 proposed erection of roofs over existing silage clamps (6 in total) on an agricultural holding in the open countryside is considered supportable in policy terms. The development is considered reasonably necessary in supporting farming activity on the holding. Given the location of the development it is not considered that the proposal will have an adverse impact on the living conditions of any local residents or the local environment. The design is of a typical agricultural type structure and overall it is not considered that the development will have an adverse impact on the visual amenity of the area. The development is not considered to result in an unacceptable increase in traffic upon the local road network, and the existing access to the site is considered to be acceptable. As such, the proposal is considered to comply with policies COR18 of the Mid Devon Core Strategy, DM2 and DM22 of the Local Plan part 3 and the National Planning Policy Framework.

**Reasons**

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

17/01558/FULL	Land at NGR 301164 103030 (Whiteheathfield Barton) Bradninch Devon	Erection of a roof over existing silage clamp (2)	PERMIT	DEL	14/11/2017
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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 proposed erection of roofs over existing silage clamps (6 in total) on an agricultural holding in the open countryside is considered supportable in policy terms. The development is considered reasonably necessary in supporting farming activity on the holding. Given the location of the development it is not considered that the proposal will have an adverse impact on the living conditions of any local residents or the local environment. The design is of a typical agricultural type structure and overall it is not considered that the development will have an adverse impact on the visual amenity of the area. The development is not considered to result in an unacceptable increase in traffic upon the local road network, and the existing access to the site is considered to be acceptable. As such, the proposal is considered to comply with policies COR18 of the Mid Devon Core Strategy, DM2 and DM22 of the Local Plan part 3 and the National Planning Policy Framework.

**Reasons**

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

<b>17/01559/FULL</b>	Land at NGR 301140 103015 (Whiteheathfield Barton) Bradninch Devon	Erection of a roof over existing silage clamp (3)	PERMIT	DEL	14/11/2017
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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.

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

The proposed erection of roofs over existing silage clamps (6 in total) on an agricultural holding in the open countryside is considered supportable in policy terms. The development is considered reasonably necessary in supporting farming activity on the holding. Given the location of the development it is not considered that the proposal will have an adverse impact on the living conditions of any local residents or the local environment. The design is of a typical agricultural type structure and overall it is not considered that the development will have an adverse impact on the visual amenity of the area. The development is not considered to result in an unacceptable increase in traffic upon the local road network, and the existing access to the site is considered to be acceptable. As such, the proposal is considered to comply with policies COR18 of the Mid Devon Core Strategy, DM2 and DM22 of the Local Plan part 3 and the National Planning Policy Framework.

**Reasons**

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

17/01560/FULL	Land at NGR 301166 103021 (Whiteheathfield Barton) Bradninch Devon	Erection of a roof over existing silage clamp (4)	PERMIT	DEL	14/11/2017
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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 proposed erection of roofs over existing silage clamps (6 in total) on an agricultural holding in the open countryside is considered supportable in policy terms. The development is considered reasonably necessary in supporting farming activity on the holding. Given the location of the development it is not considered that the proposal will have an adverse impact on the living conditions of any local residents or the local environment. The design is of a typical agricultural type structure and overall it is not considered that the development will have an adverse impact on the visual amenity of the area. The development is not considered to result in an unacceptable increase in traffic upon the local road network, and the existing access to the site is considered to be acceptable. As such, the proposal is considered to comply with policies COR18 of the Mid Devon Core Strategy, DM2 and DM22 of the Local Plan part 3 and the National Planning Policy Framework.

**Reasons**

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/01561/FULL	Land at NGR 301167 103011 (Whiteheathfield Barton) Bradninch Devon	Erection of a roof over existing silage clamp (5)	PERMIT	DEL	14/11/2017

#### 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 proposed erection of roofs over existing silage clamps (6 in total) on an agricultural holding in the open countryside is considered supportable in policy terms. The development is considered reasonably necessary in supporting farming activity on the holding. Given the location of the development it is not considered that the proposal will have an adverse impact on the living conditions of any local residents or the local environment. The design is of a typical agricultural type structure and overall it is not considered that the development will have an adverse impact on the visual amenity of the area. The development is not considered to result in an unacceptable increase in traffic upon the local road network, and the existing access to the site is considered to be acceptable. As such, the proposal is considered to comply with policies COR18 of the Mid Devon Core Strategy, DM2 and DM22 of the Local Plan part 3 and the National Planning Policy Framework.

#### Reasons

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

17/01562/FULL	Land at NGR 301142 103003 (Whiteheathfield Barton) Bradninch Devon	Erection of a roof over existing silage clamp (6)	PERMIT	DEL	14/11/2017
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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.



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

The proposed erection of roofs over existing silage clamps (6 in total) on an agricultural holding in the open countryside is considered supportable in policy terms. The development is considered reasonably necessary in supporting farming activity on the holding. Given the location of the development it is not considered that the proposal will have an adverse impact on the living conditions of any local residents or the local environment. The design is of a typical agricultural type structure and overall it is not considered that the development will have an adverse impact on the visual amenity of the area. The development is not considered to result in an unacceptable increase in traffic upon the local road network, and the existing access to the site is considered to be acceptable. As such, the proposal is considered to comply with policies COR18 of the Mid Devon Core Strategy, DM2 and DM22 of the Local Plan part 3 and the National Planning Policy Framework.

**Reasons**

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

<b>17/01568/PNAG</b>	Land and Buildings at NGR 305169 118032 (Ford House) Road from Durley Moor Cross to Home Farm Holcombe Rogus Devon	Prior notification for the erection of an agricultural building to provide covered yard	PDA	DEL	13/11/2017
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**Reasons**

The proposed erection of an agricultural building to provide a covered yard 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 generally 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. It is not considered that the proposal fully complies with paragraph A.1 (i) as there are protected buildings within 400 metres of the site and the agent has not satisfactorily presented its intended use. However, as the agent has acknowledged the restricted use of the building it is considered to be an acceptable proposal. Prior approval is not required.

<b>17/01573/HOUSE</b>	Prospect Place Ashill Cullompton Devon EX15 3NP	Erection of two-storey side extension and replacement of rear lean-to	PERMIT	DEL	15/11/2017
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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.

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

The application for the erection of two storey side extension and replacement of rear lean-to at Prospect Place, Ashill is considered to be acceptable. The overall scale and design of the scheme is considered to respect the character, scale, setting and design of the existing house. The proposed development would not result in the over development of the curtilage. Overall, it is not considered that the application scheme would result in any significant adverse impacts to the living conditions of occupants of any neighbouring properties. On this basis the proposals are considered to sufficiently comply with the following policies; Mid Devon Core Strategy (Local Plan part 1) COR18, Local Plan part 3 (Development Management Policies) DM2, DM8 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.

<b>17/01585/HOUSE</b>	Bodhams Farm Hemyock Cullompton Devon EX15 3QS	Alteration of roof finish to natural slate and formation of gable on North East elevation	PERMIT	DEL	15/11/2017
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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 scheme for the alteration of roof finish to natural slate and formation of gable on North East elevation at Bodhams Farm, Hemyock is considered to be acceptable. The proposal would not result in over development of the curtilage and is not considered to have an adverse impact on the living conditions of occupants of the neighbouring properties. The design and scale of the proposed extension and replacement roof covering is considered to result in less than substantial harm to the character and appearance of the listed property and its setting, which is outweighed by the improvements to the living conditions of the occupants and the general upkeep of the property. The proposal is therefore considered to comply with the following policies; COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM2, DM13 DM27 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 the following 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
17/01586/LBC	Bodhams Farm Hemyock Cullompton Devon EX15 3QS	Listed Building Consent for alteration of roof finish to natural slate and formation of gable on North East elevation	PERCON	DEL	15/11/2017

#### Conditions

- 1 The works hereby permitted shall be begun before the expiration of three years from the date of this consent.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 Prior to their use on the development, details/samples of the materials to be used for all the external surfaces (including rainwater goods) of the extension shall be submitted to and approved in writing by the Local Planning Authority. Such approved materials shall be so used and retained.
- 4 All existing timbers forming the existing main roof structure of the existing house shall unless agreed otherwise in writing by the Local Planning Authority, be retained and incorporated within the structural strengthening and detailing works associated with the new slate roof covering works.

#### 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 and appearance of the listed building in accordance with policy DM27 of the Local Plan part 3 (Development Management Policies).
- 4 To ensure that the proposal does not have an adverse effect on the character of the Listed Building.

#### Reasons

The proposal for the alteration of roof finish to natural slate and formation of gable on North East elevation at Bodhams Farm, Hemyock will not result in significant harm to the character or appearance of the listed building. On this basis the proposal is considered to be acceptable in accordance with Local Plan part 3 (Development Management Policies) DM27, and the National Planning Policy Framework.

17/01594/HOUSE	1 Tomswell Drive Tiverton Devon EX16 5FN	Erection of single storey side extension	PERMIT	DEL	16/11/2017
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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.

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

The application for the erection of a single storey side extension at 1 Tomswell Drive, 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 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.

<b>17/01598/FULL</b>	Land and Buildings at NGR 307430 116536 The Barton Burlescombe Devon	Erection of an agricultural building for new milking parlour, collecting yard and handling system (558sqm)	PERMIT	DEL	15/11/2017
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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 As specified in correspondence sent to the Environmental Health Department from the Applicant's agent Alex Wotton, dated the 13th October 2017, the vacuum pumps and milking apparatus to be installed as part of the approved development shall be the DeLaval DVP2000F vacuum pump system (or any system with similar specifications) designed for reduced operational noise levels of between 64 and 71 Decibels with the silencer. The apparatus shall be installed within the proposed building on the side adjacent to the existing agricultural buildings.

**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 amenities of the area and adjacent occupiers in accordance with policies DM2 and DM22 of the 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 an agricultural building for new milking parlour, collecting yard and handling system is considered to be supportable in policy terms. The new building is required to house a modern 16/32 rapid exit milking parlour as part of the existing dairy enterprise, ensuring the long term viability of the business and on this basis it is considered that the development is reasonably necessary to support the farming activity on the holding. Whilst the building will be relatively large, the design is typical of an agricultural building and it is not considered that it would harm the character and appearance of this rural area. It is not considered that the proposal would result in any significant adverse impacts on the amenity of nearby occupiers subject to conditions. It is not considered that the proposal would result in any adverse environmental or highway impacts. Overall the proposal is considered to be compliant with 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 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>17/01683/PNAG</b>	Land at NGR 284804 100251 (Roadside Verge) Commonmarsh Lane Lords Meadow Industrial Estate Crediton Devon	Prior notification for the proposed relocation of field access	PDA	DEL	15/11/2017
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**Reasons**

The proposal is considered to be permitted development in accordance with Class A of Part 6 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Prior approval is not required.