

# Decision Register

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| Ref Number     | Address  | Proposal   | Decision | Decision Type | Decision Date |
|----------------|--|--|----------|---------------|---------------|
| 17/01422/HOUSE | 6 Fernworthy Gardens Coppleshon<br>Credon Devon EX17 5LY | Erection of single storey rear<br>extension (Revised scheme) | PERMIT   | DEL           | 20/11/2017    |

## 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 for the erection of a rear extension is considered to be supportable in policy terms. The proposed extension by virtue of its overall scale, massing, design and location is not considered to harm the privacy or amenity of the occupiers of another dwelling, the future amenities and services of the dwelling to be extended or its surroundings. Overall the proposal is considered to comply with the following policies: COR2 and COR17 of the Mid Devon Core Strategy, DM1, DM2 and DM13.

## 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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| 17/01423/FULL | Land at NGR 280796 109785 (South<br>of Marvilla) Road from Washford Pyne<br>Cross to Peters Well Black Dog<br>Devon | Change of use of agricultural<br>land for the installation of a 15m<br>lattice mast with 4 antennas and<br>2 dish antennas, associated<br>radio equipment cabinets and<br>erection of fence | PERMIT | DEL | 21/11/2017 |
|---------------|---|---|--------|-----|------------|

## 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.

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

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

**Reasons**

The application for the change of use of agricultural land for the installation of a 15m lattice mast with 4 antennas and 2 dish antennas, associated radio equipment cabinets and erection of fence is considered to be supportable in policy terms. The presence of the mast will introduce a large man-made feature to the rural landscape which will result in visual harm. However the social and economic benefits of the communications infrastructure are noted. It is considered, on balance, that the visual harm is outweighed by the social and economic benefits that accord with the government's intentions to support high quality communications infrastructure including the provision of high speed broad band. Overall the proposal is considered to be in accordance with policies COR18 of the Mid Devon Core Strategy (LP1) and DM1 of LP3 (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.

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|---------------------|---|---|--------|-----|------------|
| <b>17/01482/LBC</b> | Lower Woodhouse Cottage<br>Thelbridge Crediton Devon EX17 4SJ | Listed Building Consent for the installation of oil central heating to include oil tank in garden and external boiler | PERMIT | DEL | 23/11/2017 |
|---------------------|---|---|--------|-----|------------|

**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.

**Reasons**

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

**Reasons**

The proposed works will not cause harm to the special interest of the listed building. There is some visual change but this is acceptable, small scale and reversible and does not cause harm to the significance of the listed building. Therefore the proposal is in accordance with the Mid Devon Local Plan (Part 3) policy DM27 and the National Planning Policy Framework heritage paragraphs and should be granted consent.

| Ref Number    | Address   | Proposal                       | Decision | Decision Type | Decision Date |
|---------------|---|--------------------------------|----------|---------------|---------------|
| 17/01525/FULL | Land at NGR 277180 100781<br>(Springfield) Coleford Devon | Erection of an implement store | PERMIT   | DEL           | 22/11/2017    |

#### 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 implements store hereby permitted shall be used for purposes ancillary to the dwelling Springfield and shall at no time be used for business purposes or be let, sold or otherwise be disposed of separately from the dwelling.
- 4 The existing hedgerow adjoining the boundary of the site shall be retained as part of the development.

#### Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To safeguard the character and appearance of the area and to safeguard residential amenity in accordance with policies COR2 and COR18 of the Mid Devon Core Strategy and policies DM1, DM2 and DM13 of the Local Plan part 3 (Development Management Policies).
- 4 In the interest of the visual amenity of the area with policies COR2 and COR18 of the Mid Devon Core Strategy and policies DM1 and DM2 of the Local Plan part 3 (Development Management Policies).

#### Reasons

The application seeks to erect an implement store on an area of paddock associated with the dwelling Springfield. The proposal is considered to be acceptable in both landscape character and visual amenity terms. Impacts on residential amenity are also considered acceptable. On this basis the development, subject to conditions controlling the use and disposal of the building, is considered to comply with the following policies: COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2 and DM13 of the Local Plan part 3 (Development Management Policies) and the National Planning Policy Framework.

#### Reasons

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

|               |   |   |        |     |            |
|---------------|---|---|--------|-----|------------|
| 17/01527/FULL | Land and Buildings at NGR 288936<br>103973 The Granary East Coombe<br>Farm Stockleigh Pomeroy Devon | Conversion and extension to<br>granary building to holiday<br>accommodation and siting of<br>bell tent for seasonal use | PERCON | DEL | 21/11/2017 |
|---------------|---|---|--------|-----|------------|

#### Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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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.   |          |               |               |
| 3          |         | No works to the approved development shall commence until an appropriate programme of historic building recording and analysis has been secured and implemented in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority. The development shall be carried out at all times in strict accordance with the approved scheme, or such other details as may be subsequently agreed in writing by the Local Planning Authority.   |          |               |               |
| 4          |         | No 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:<br>(a)Details of any demolition or removal of any building fabric and any rebuilding or repairing works to convert the building; (b)Details of all measures require to support any wall, floor, roof or other vertical or horizontal surface (c)Details of measure 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 their use on site a sample of the proposed roof covering shall be submitted to and approved in writing by the Local Planning Authority. The approved materials shall be used and retained in perpetuity.  |          |               |               |
| 6          |         | The recommendations and mitigation measures set out in the Colmer Ecology protected species survey (report dated August 2017) received on 3rd October 2016 by the Local Planning Authority shall be complied with in full during construction of the development hereby approved.  |          |               |               |
| 7          |         | Prior to the first use of the building as a holiday let, there shall be submitted to and approved in writing by the Local Planning Authority, a landscaping scheme including details of any changes proposed in existing ground levels. All planting, seeding, turfing or earth reprofiling comprised in the approved details of landscaping shall be carried out within 9 months of the substantial completion of the development, (or phase thereof), and any trees or plants which, within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species. Once provided, the landscaping scheme shall be so retained. |          |               |               |
| 8          |         | The roof lights hereby approved shall be of conservation style, flush fitting, only.   |          |               |               |
| 9          |         | (i) The accommodation hereby approved shall be occupied for holiday purposes only. (ii) The accommodation shall not be occupied as a person's sole or main place of residence. (iii) The owners/occupiers shall maintain an up-to-date register of the names of all owners/occupiers of the available at all reasonable times to the Local Planning Authority.   |          |               |               |
| 10         |         | The bell tent hereby approved shall be occupied ancillary to the holiday let hereby approved and shall not be let or occupied on a separate basis. Upon the cessation of the use of the granary as a holiday let, the bell tent shall be permanently removed from the site.  |          |               |               |
| 11         |         | The rain water goods shall be of metal only, the final finish of which shall be agreed in writing by the Local Planning Authority before installation, and shall be so retained.   |          |               |               |
| 12         |         | There shall be no use of metal beading to new render. Prior to their use on site details of the lime mortar and pointing mix shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out with the approved materials.  |          |               |               |

### Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure, in accordance with paragraph 141 of the National Planning Policy Framework (2012) and the supporting text in paragraph 5.3 of the Mid Devon Local Plan Part 3: Development Management Policy DM27 (2013), that an appropriate record is made of the historic building fabric that may be affected by the development.
- 4 To ensure the detailed of the conversion works are appropriate to retain the character and building fabric of the listed building in accordance with: Local Plan Part 3 (Development Management Policies) DM11 and DM27.

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| 5          |         | To ensure the use of materials and detailing appropriate to the Works, in order to safeguard the character and appearance of the listed building in accordance with: Local Plan Part 3 (Development Management Policies) DM11 and DM27. |          |               |               |
| 6          |         | To protect the ecological interests at the site.  |          |               |               |
| 7          |         | To ensure that the development makes a positive contribution to the setting of the listed building in accordance with policy DM27 of the Local Plan part 3 (Development Management Policies).   |          |               |               |
| 8          |         | To protect the character and appearance of the setting of the listed building in accordance with policy DM27 of the Local Plan part 3 (Development Management Policies).  |          |               |               |
| 9          |         | To protect the character and appearance of the setting of the listed building in accordance with policy COR2 of the Mid Devon Core Strategy (Local Plan part 2) and DM27 of the Local Plan part 3 (Development Management Policies).    |          |               |               |
| 10         |         | To protect the character and appearance of the setting of the listed building in accordance with policy COR2 of the Mid Devon Core Strategy (Local Plan part 2) and DM27 of the Local Plan part 3 (Development Management Policies).    |          |               |               |
| 11         |         | To ensure the use of materials appropriate to the development in accordance with policy DM27.   |          |               |               |
| 12         |         | To ensure the use of materials appropriate to the development in accordance with policy DM27.   |          |               |               |

### Reasons

The application for conversion and extension of granary building to holiday accommodation and siting of bell tent for seasonal use both at East Coombe Farm is considered to be supportable in policy terms. The provision of the holiday accommodation as a modest expansion of the existing holiday business utilising an existing building is considered to justify its countryside location. The building is capable of being converted without significant extension, alteration or rebuilding and therefore it is considered that the design of the scheme is considered to present a sensitive conversion of the existing building which respects its character and appearance and will secure the long term conservation of the building. The proposal will not harm the character of the building, result in loss of any significant historic building material or adversely affect the setting of the principal listed building on the site.. It is not considered that the increase in traffic associated with the proposal would result in an unacceptable impact on the local road network and the parking arrangements are considered to be acceptable. The proposal is not likely to harm biodiversity interests at the site or harm the amenity of any neighbouring residents. Overall the proposal is considered to be acceptable in accordance with policies: COR2 and COR18 of the Mid Devon Core Strategy (Local Plan part 1), DM1, DM2, DM8, DM11, DM24 and DM27 of the Local Plan part 3 (Development Management Policies) and government advice in the National Planning Policy Framework.

### Reasons

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

| Ref Number   | Address   | Proposal   | Decision | Decision Type | Decision Date |
|--------------|---|--|----------|---------------|---------------|
| 17/01528/LBC | Land and Buildings at NGR 288936<br>103973 The Granary East Coombe<br>Farm Stockleigh Pomeroy Devon | Listed Building Consent for the conversion and extension to granary building to holiday accommodation and siting of bell tent for seasonal use | PERMIT   | DEL           | 21/11/2017    |

#### 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.

#### 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 application for the conversion and extension of granary building to holiday accommodation and siting of bell tent for seasonal use is considered to be supportable in policy terms. The proposal is not considered to harm the character or appearance of the listed building or its setting. There would not be a loss of any significant historic building fabric. Overall the proposal is considered to be acceptable in accordance with policy Local Plan part 3 (Development Management Policies) DM27 and Government advice in the National Planning Policy Framework.

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|----------------|---|---|--------|-----|------------|
| 17/01536/HOUSE | Ash Bullayne Cottage Copplestone<br>Credon Devon EX17 5NZ | Erection of two-storey and single-storey extensions | PERMIT | DEL | 21/11/2017 |
|----------------|---|---|--------|-----|------------|

#### 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 for the erection of two storey and single storey extensions is considered to be acceptable in policy terms. The design of the extensions is considered to respect the character, scale, setting and design of the existing dwelling. There are no concerns regarding over development of the dwelling curtilage or impact on any neighbouring properties. Overall the proposal is considered to be comply with the following policies: COR2 and COR18 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.

| 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.

|               |  |   |        |     |            |
|---------------|--|---|--------|-----|------------|
| 17/01539/FULL | 4B High Street Crediton Devon EX17 3AE | Conversion of a dwelling into two dwellings including internal and external alterations, the erection of a two storey extension and ancillary works to form a bin store and communal garden | PERCON | DEL | 23/11/2017 |
|---------------|--|---|--------|-----|------------|

**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 their use on site, samples of the materials to be used for all the external surfaces of the building should be submitted to and approved in writing by the Local Planning Authority.
- 4 Prior to occupation of the dwellings hereby approved, there shall be submitted to, and approved in writing by the Local Planning Authority, a landscaping scheme to include details of any changes in existing ground levels, details of hard surfacing materials, as well as a time scale for completing the implementation of the landscaping. Once provided, the landscaping scheme shall be so retained.
- 5 Prior to the first occupation of the development joinery details for the proposed gates to the communal garden area shall be submitted to and approved in writing by the Local Planning Authority. The gates so approved shall be completed in accordance with the approved details and shall be so retained.
- 6 The external doors, door frames and windows hereby approved shall be recessed into the walls by no less than 100mm unless otherwise agreed in writing by the Local Planning Authority.
- 7 All rainwater goods shall be of cast iron, or other metal, the final finish of which shall be agreed in writing by the Local Planning Authority before installation, and shall be so retained.
- 8 Prior to the first occupation of the dwellings hereby approved, the bin storage and communal garden area detailed on the proposed site plan drawing number 1508.01 shall be provided and thereafter retained.
- 9 The brick boundary wall to the west elevation of dwelling two which is to be rebuilt and extended as part of the development shall be constructed from bricks that currently form the wall and where necessary renewed with salvaged materials that match the colour, texture and external appearance of the existing wall.
- 10 The development hereby permitted shall be carried out at all times strictly in accordance with the conclusions and recommendations of the ecological survey report provided by David D Wills and dated 28th September 2017.
- 11 Prior to their installation the location, number, external appearance and fixings of all bat and bird boxes to be provided shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be completed in accordance with the approved details and shall be so retained.

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

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure use of materials appropriate and to safeguard the visual amenities of the area and the character and appearance of the building and in order to comply with Policies DM2, DM14 and DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 4 To safeguard the character and amenities of the area and in order to comply with Policies DM2, DM14 and DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 5 To ensure the use of materials and detailing appropriate to the development, in order to safeguard the visual amenities of the area and character and appearance of the building in accordance with Policies DM2, DM14 and DM27 of the Local Plan Part 3: (Development Management Policies).
- 6 To ensure the use of materials and detailing appropriate to the development, in order to safeguard the character and appearance of the building in accordance with Policies DM2, DM14 and DM27 of the Local Plan Part 3: (Development Management Policies).
- 7 To ensure the use of materials and detailing appropriate to the development, in order to safeguard the visual amenities of the area and character and appearance of the building in accordance with Policies DM2, DM14 and DM27 of the Local Plan Part 3: (Development Management Policies).
- 8 To safeguard the character and amenities of the area and in order to comply with Policies DM14 and DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 9 To ensure the use of materials and detailing appropriate to the development, in order to safeguard the visual amenities of the area and character and appearance of the building in accordance with Policies DM2, DM14 and DM27 of the Local Plan Part 3: (Development Management Policies).
- 10 In the interest of providing ecology enhancements as promoted by the National Planning Policy Framework.
- 11 To ensure the use of materials and detailing appropriate to the development, in order to safeguard the visual amenities of the building in accordance with Policy DM27 of the Local Plan Part 3: (Development Management Policies).

**Reasons**

The application scheme for the conversion of a dwelling in to two dwellings including internal and external alterations, the erection of a two story extension and ancillary works to form a bin store and communal garden are considered to be supportable in policy terms. This proposal is in line with the general locational policies for residential development in the District and in line with the general policies for residential development in Crediton having regard to its central location and the presence of on street parking nearby. Government advice in the NPPF seeks to make more efficient use of previously developed land. Overall, the works proposed are considered to be of a design and materials that respect the original character of the building and its surroundings. Regarding the impact of the development on the amenities of nearby residential dwellings the potential for overlooking and potential for loss of privacy is considered acceptable. The redevelopment of the building will bring this heritage asset back in to a viable use, improving its condition and safeguarding its long term future. Conditions are recommended to deal with a number of construction issues, including building materials, window and door details and boundary treatment to be agreed in addition to a schedule of works for the completion of the development. The applicant has made appropriate contributions in accordance with Policies AL/IN/3 and AL/CRE/8. Overall, the proposal is considered to be in accordance with the following Policies: COR2, COR9 and COR15 of the Mid Devon Core Strategy (Local Plan Part 1), Policies AL/IN/3 and AL/CRE/8 of the Allocations and Infrastructure Development Plan Document (Local Plan Part 2) and DM1, DM2, DM8, DM14 and DM27 of the Local Plan Part 3 (Development Management Policies) and Government advice in the National Planning Policy Framework.



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**Reasons**

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included 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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|---------------------|--|---|--------|-----|------------|
| <b>17/01540/LBC</b> | 4B High Street Crediton Devon EX17 3AE | Listed Building Consent for the conversion of a dwelling into two dwellings including internal and external alterations, the erection of a two storey extension and ancillary works to form a bin store and communal garden | PERMIT | DEL | 23/11/2017 |
|---------------------|--|---|--------|-----|------------|

**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.

**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 application scheme for the conversion of a dwelling in to two dwellings including internal and external alterations, the erection of a two story extension and ancillary works to form a bin store and communal garden is considered to be supportable in policy terms. The redevelopment of the building will bring this heritage asset back in to a viable use, improving its condition and safeguarding its long term future. The development is considered to accord with the provisions of Policy DM27 of the Local Plan Part 3 (Development Management Policies) and guidance in the National Planning Policy Framework.

|                      |   |   |     |     |            |
|----------------------|---|---|-----|-----|------------|
| <b>17/01554/PNAG</b> | Land and Buildings at NGR 289077 096685 (Hill Farm) Newton St Cyres Devon | Prior notification for the erection of an agricultural livestock building | RPA | DEL | 23/11/2017 |
|----------------------|---|---|-----|-----|------------|

**Reasons**

Overall it is considered that the provision of the building in this location remote from existing built development, highway network and with no established access is not suitable for the provision of a livestock building, particularly given that there appears to be more accessible locations within the holding. Prior approval under part 6, Schedule 2, Article 3 of The Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended) for the siting of the building is refused.

| Ref Number      | Address                                      | Proposal   | Decision | Decision Type | Decision Date |
|-----------------|--|--|----------|---------------|---------------|
| 17/01566/ADVERT | 42 Blundells Road Tiverton Devon<br>EX16 4BZ | Advertisement Consent to display 2 internally illuminated fascia signs; 1 double sided internally illuminated totem sign and 4 non-illuminated other signs | PERMIT   | DEL           | 23/11/2017    |

#### Conditions

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

#### Reasons

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

#### Reasons

Subject to the imposed conditions, the proposed signage will not harm public safety and will not be of detriment to the amenity of the locality. The proposal is in accordance with COR2 of the Mid Devon Core Strategy 2007 and policy DM2 of the Local Plan Part 3 (Development Management Policies) and government guidance in The National Planning Policy Framework.

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|--------------|---|--|--------|-----|------------|
| 17/01584/TPO | The Mews Deep Lane Crediton Devon<br>EX17 2BY | Application to trim sides and reduce the height of 1 Yew tree by 1.5m protected by Tree Preservation Order<br>88/00002/TPO | PERMIT | DEL | 22/11/2017 |
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#### Conditions

- The works hereby permitted shall be carried out within two years of the date of this consent.
- All works shall be carried out in accordance with BS3998:2010 Tree Work Recommendations and/or European Pruning Guide (AA guidance Note No. 5) by an appropriately experienced and qualified tree surgeon.
- The works hereby permitted shall consist solely of the following: a) Crown reduce the height of the tree by 1.5m and trim the sides by up to 1m of 1 Yew Tree as located on site plan accompanying the application.

#### Reasons

- To ensure the works carried out remain appropriate to the condition of the tree(s) and in the interests of visual amenity and having regard to the Town and Country Planning (Tree Preservation)(England) Regulations 2012.

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2 To ensure the works are carried out in accordance with best Arboricultural practice.

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

**Reasons**

The proposed work is deemed to be a suitable management option for the Yew Tree. The pruning work is minimal and will have little effect on the health or amenity value of the tree.

|               |  |  |        |     |            |
|---------------|--|--|--------|-----|------------|
| 17/01601/FULL | Land at NGR 308248 110702 (South of Whitmoor House) Ashill Devon | Erection of a field shelter and storage building | PERMIT | DEL | 23/11/2017 |
|---------------|--|--|--------|-----|------------|

**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 building hereby approved, shall be used only for agricultural purposes associated with the 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 safeguard the rural character of the area and the amenity of the neighbouring residential property Whitmoor House in accordance with policies COR18 of Mid Devon Core Strategy (Local Plan Part 1).

**Reasons**

The proposed agricultural building by virtue of its scale, design and location is not considered to materially harm the privacy or amenity of the occupiers of any nearby dwelling and is compatible with the surrounding area in terms of its agricultural use. Although relatively large, the proposal is sufficiently screened by the existing hedging topography and other buildings and would provide appropriate agricultural use to the holding. As such the proposal is considered to comply with policies DM2, and DM22 of the Mid Devon Local Plan Part 3.

**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 |
|---------------|---|--|----------|---------------|---------------|
| 17/01605/FULL | Land at NGR 288226 098008<br>(Adjacent to 3 Court Barton Cottages)<br>Newton St Cyres Devon | Change of use of agricultural<br>land to domestic garden | PERCON   | DEL           | 22/11/2017    |

#### 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 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any equivalent Order following the revocation and re-enactment thereof, no buildings, structure, gates, fences or walls shall be erected within the extended curtilage hereby approved under Schedule 2, Part 1 E and F or Schedule 2, Part 2, Class A of the above Order except with the prior written approval of the Local Planning Authority.
- 4 The existing hedgerow adjoining the boundary of the site shall be retained as part of the development.

#### Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To safeguard the character and appearance of the area and to safeguard residential amenity in accordance with policies COR2 and COR17 of the Mid Devon Core Strategy and policies DM1 and DM2 of the Local Plan part 3 (Development Management Policies).
- 4 In the interest of the visual amenity of the area with policies COR2 and COR17 of the Mid Devon Core Strategy and policies DM1 and DM2 of the Local Plan part 3 (Development Management Policies).

#### Reasons

The application seeks to change the use of an area of agricultural land to domestic use. The proposal is considered to be acceptable in both landscape character and visual amenity terms. Impacts on residential amenity are also considered acceptable subject to the removal permitted development rights associated with the change of use. On this basis the development is considered to comply with the following policies: COR2 and COR17 of the Mid Devon Core Strategy (Local Plan part 1), 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 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 |
|----------------|---------------------------------------|--|----------|---------------|---------------|
| 17/01606/HOUSE | 20 Westernlea Crediton Devon EX17 3JQ | Erection of two storey extension to rear and first floor extension over garage and enlarged driveway | PERMIT   | DEL           | 21/11/2017    |

#### 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 external materials of the extension hereby approved shall be consistent with those of the existing dwelling.

#### 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 protect the character and amenity of this location in accordance with policy DM13.

#### Reasons

The application proposes the erection of a first floor side extension over the existing garage, a two storey extension to the rear and enlargement to the driveway and is considered supportable in policy terms. The extension is considered to respect the character, scale, setting and design of the existing dwelling. It is not considered that the proposal would result in overdevelopment of the dwelling curtilage, nor would it have significant adverse impacts on the living conditions of occupants of the neighbouring properties. Overall the proposal is considered to be in accordance with the following policies COR1 COR2 and COR15 of the Mid Devon Core Strategy (Local Plan part 1), DM1, DM2 and DM13 of the Local Plan part 3 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.

|                |   |  |        |     |            |
|----------------|---|--|--------|-----|------------|
| 17/01645/HOUSE | 9 Fairfield Sampford Peverell Tiverton Devon EX16 7DE | Erection of two storey extension to west elevation, extension to front entrance hall and single storey extension to east side following demolition of conservatory | PERMIT | DEL | 23/11/2017 |
|----------------|---|--|--------|-----|------------|

#### 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 |
|------------|---------|----------|----------|---------------|---------------|
|------------|---------|----------|----------|---------------|---------------|

2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.

**Reasons**

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

**Reasons**

The application seeks permission for the erection of a two storey extension to the west elevation, an extension to the front entrance hall, and a single storey extension to the east side, following the demolition of the conservatory at 9 Fairfields, Sampford Peverell. The proposal is considered acceptable in policy terms. The proposal has demonstrated a sound understanding of the characteristics of the site and its situation within the surrounding area. It is not considered that the proposal will have an adversely negative effect on the privacy and amenity of neighbouring properties and uses. Nor is it considered that the proposed development results in an over-development of the dwelling curtilage boundary. Two written representations were received, and resolved through communication between neighbours, the parish council and the applicant. Therefore it is considered that the proposal meets COR2 and COR 17 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2 and DM13 of the Mid Devon Development Management Policies (Local Plan Part 3) and should be approved subject to conditions.

**Reasons**

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

|               |   |  |        |     |            |
|---------------|---|--|--------|-----|------------|
| 17/01685/FULL | Land and Buildings at NGR 303980 115719 (Little Landside) Westleigh Devon | Erection of roof over existing cattle yard and access ramp | PERMIT | DEL | 23/11/2017 |
|---------------|---|--|--------|-----|------------|

**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.

| Ref Number | Address | Proposal | Decision | Decision Type | Decision Date |
|------------|---------|----------|----------|---------------|---------------|
|------------|---------|----------|----------|---------------|---------------|

**Reasons**

The application seeks permission for the erection of a roof over an existing cattle yard and access ramp at Little Landside Farm, Westleigh. The proposal is considered to be acceptable in policy terms. The proposed design and scale of the building is considered acceptable in the sites location and alongside the surrounding context. The proposed development is considered reasonably necessary to support the existing farming activity. It is not considered that the proposed development would create negatively adverse effects towards the living conditions of local residents, or the amenity and function of the local ecology and road network. As such the application is supported by national policy (NPPF paragraphs 28 and 112). The application has adequately satisfied policy criteria in Mid Devon's Development Management Policies DM2 and DM22 and shown consideration for Mid Devon's Core Strategy (Local Plan part 1) policy COR18. Therefore the application should be approved subject to conditions.

**Reasons**

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

|                      |   |   |        |     |            |
|----------------------|---|---|--------|-----|------------|
| <b>17/01686/FULL</b> | Land and Buildings at NGR 303979<br>115756 (Little Landside) Westleigh<br>Devon | Erection of roof structure over<br>existing cattle yard and muck<br>store | PERMIT | DEL | 23/11/2017 |
|----------------------|---|---|--------|-----|------------|

**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 seeks permission for the erection of a roof structure over the existing cattle yard and muck store at Little Landside Farm, Westleigh. The proposal is considered to be acceptable in policy terms. The proposed design and scale of the building is considered acceptable in the sites location and alongside the surrounding context. The proposed development is considered reasonably necessary to support the existing farming activity. It is not considered that the proposed development would create negatively adverse effects towards the living conditions of local residents, or the amenity and function of the local ecology and road network. As such the application is supported by national policy (NPPF paragraphs 28 and 112). The application has adequately satisfied policy criteria in Mid Devon's Development Management Policies DM2 and DM22 and shown consideration for Mid Devon's Core Strategy (Local Plan Part 1) policy COR18. Therefore the application should be approved subject to conditions.

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

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

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