

Decision Register

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/00848/FULL	Dunsmore Silverton Exeter Devon EX5 4DU	Change of use of agricultural building to pottery manufacturing place (Class B2)	PERMIT	DEL	30/11/2017

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 that is the subject of this application shall be used as a pottery manufacturing place only and for no other purpose within Class B2 of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To safeguard the visual amenity of the surrounding rural area, in the interests of highway safety and to safeguard the residential amenity of any nearby residents in accordance with policies COR9 Mid Devon Core Strategy (LP1), DM2 and DM27 Local Plan Part 3 (Development Management Policies) and the NPPF.

Reasons

The application for the change of use of the agricultural building to a pottery manufacturing place (B2) at Dunsmore, Silverton is not considered to harm the visual amenity of the rural area and nearby listed buildings. The development would result in the use of the agricultural building for a suitable alternative use that is considered to be an appropriate agricultural diversification scheme for the location and will not have a detrimental impact on highway safety. As such the proposal is considered to comply with policies COR1, COR4, COR9 and COR18 of the Mid Devon Core Strategy (LP1), DM1, DM2 and DM27 of the Mid Devon Development Management Policies (LP3) 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 determining the application in a timely fashion with the extension of time. 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
17/00910/FULL	10 Mayfair Tiverton Devon EX16 4NQ	Erection of 5 dwellings and alterations to existing bungalow and erection of garage	PERCON	PWG	30/11/2017

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 take place until a surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. Unless it is demonstrated that it is unfeasible to do so, the scheme shall use appropriate Sustainable Urban Drainage Systems. The drainage scheme shall be designed so that there is no increase in the rate of surface water runoff from the site resulting from the development and so that storm water flows are attenuated. The development shall be carried out in accordance with the approved scheme.
- 4 Demolition should be carried out in such a manner as to minimise the potential for airborne nuisance, additional land contamination and/or the creation of additional contamination pathways either on the site or at adjacent properties/other sensitive receptors. Prior to demolition commencing, a works plan and risk assessment shall be submitted for approval to the Local Planning Authority for consultation with Environmental Health Services. This plan and assessment should identify and risk-assess any potential hazardous material in above or below ground structures that will be removed or disturbed during demolition and measures to deal with these safely. All potentially hazardous materials should be assessed.
- 5 The proposed estate road, footways, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, road maintenance/vehicle overhang margins, embankments, visibility splays, accesses, car parking and street furniture shall be constructed and laid out in accordance with details to be approved by the Local Planning Authority in writing before their construction begins, For this purpose, plans and sections indicating, as appropriate, the design, layout, levels, gradients, materials and method of construction shall be submitted to the Local Planning Authority.
- 6 No part of the development hereby approved shall be commenced until: A] The access road has been laid out, kerbed, drained and constructed up to base course level for the first 20.00 metres back from its junction with the public highway B] The ironwork has been set to base course level and the visibility splays required by this permission laid out C] The footway on the public highway frontage required by this permission has been constructed up to base course level D] A site compound and car park have been constructed to the written satisfaction of the Local Planning Authority
- 7 No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority. 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.
- 8 No development shall begin until details / samples of the materials to be used for all the external surfaces of the building[s] have been submitted to, and approved in writing by, the Local Planning Authority. Such approved materials shall be so used and retained.
- 9 No development shall begin until there has been 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 prior to the occupation of the development [or phases 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. The landscaping scheme shall be retained in accordance with the approved scheme.
- 10 Notwithstanding the provisions of Article 3 of The Town and Country Planning [General Permitted Development] Order 2015 [as amended] [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 of Part 1 of Schedule 2, relating to the enlargement of a dwelling including an addition or alteration to its roof, shall be undertaken within the application site without the Local Planning Authority first granting planning permission.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
11		The development shall be carried out in accordance with the recommendations and mitigation measures set out in the 'Preliminary Ecological Appraisal' prepared by WYG dated May 2017 and shall be approved by the Local Planning Authority before construction begins.			
12		The landscape scheme, to be approved in writing by the Local Planning Authority prior to the commencement of any development, shall provide heavy standard trees.			

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To protect water quality and minimise flood risk in accordance with Flood Management Act and in accordance with Policy of the DM2 Local Plan Part 3 [Development Management Policies].
- 4 In the interests of public health and protection of the environment.
- 5 To ensure that adequate information is available for the proper consideration of the detailed proposals.
- 6 To ensure that adequate on site facilities are available for all traffic attracted to the site during the construction period, in the interest of the safety of all users of the adjoining public highway and to protect the amenities of the adjoining residents.
- 7 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 archaeological evidence that may be affected by the development.
- 8 To ensure that the development makes a positive contribution to the character and amenity of the area in accordance Policy DM2 of Local Plan Part 3 [Development Management Policies].
- 9 To ensure the use of materials and detailing appropriate to the character and appearance of the building and boundary treatments in accordance with Mid Devon Core Strategy [Local Plan Part 1] Policy COR2 and Local Plan Part 3: [Development Management Policies] Policies DM2 and DM14.
- 10 To safeguard the residential amenity of neighbouring residents in accordance with Policy DM2 of the Local Plan Part 3 [Development Management Policies].
- 11 To limit the impact of the development on any protected species which may be present.
- 12 In the interest of the character and visual amenity of the area in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).

Reasons

The erection of five dwellings is in accordance with adopted planning policies. Subject to conditions, the development is considered to be acceptable in terms of highway safety, effect on the visual quality of the street scene and the effect on the amenity of neighbouring residents. The proposal is considered to comply with Policies COR1, COR2, COR8, COR9 and COR13 of the Mid Devon Core Strategy [Local Plan Part 1], AL/IN/3 and AL/TIV/2 of the Allocations and Infrastructure Development Plan Document [Local Plan Part 2] and DM1, DM2, DM3, DM8 and DM14 of the Local Plan Part 3 [Development Management Policies].

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/01243/FULL	Land at NGR 284451 111211 (Chapple Farm) Pennymoor Devon	Erection of an agricultural storage and livestock building	REFUSE	DEL	01/12/2017

Reasons

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

Reasons

- 1 In the opinion of the Local Planning Authority, the proposed agricultural storage and livestock building is contrary to Policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM2 and DM22 of the Local Plan Part 3 (Development Management Policies) as the isolated location of the proposed building on a currently undeveloped and visually sensitive parcel of land has not been justified, when other sites are available within the applicants land ownership. Insufficient information has been submitted in relation to the visual impact of the proposal on the character and appearance of the area in order to assess the level of harm of the proposal on its surroundings, including: the Puddington Conservation Area; public footpaths (Puddington 2 and 9), and; the surrounding listed buildings from which the site can be viewed (Church of St Thomas of Canterbury grade II*; Westlands and Beer Farm grade II listed buildings). The development is not considered to be well designed or sensitively located, nor are the Local Planning Authority satisfied that the development will not have an unacceptably adverse impact on the character and appearance of the surrounding area.

17/01464/FULL	17 West-Exe South Tiverton Devon EX16 5DQ	Retention of change of use from shop (A1) to Tattoo and piercing studio (Sui Generis)	PERMIT	COMM	01/12/2017
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Conditions

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

Reasons

- 1 For the avoidance of doubt and in the interests of proper planning.

Reasons

The change of use will result in the premises no longer being used for retail purposes but being used as a tattoo and piercing studio. It is not considered that the loss of the premises from a retail use will have any negative impacts on the vitality or viability of Tiverton Town centre or West-Exe as a discrete area within Tiverton. Neither will the change of use have a significant impact on parking provision in the area and the site is well related to the town centre and is readily accessible by public transport, walking or cycling. The change of use will not have a significant impact on residential amenities. The site is adjacent to the Conservation Area but there are no external alterations proposed which could impact on the character and appearance of the Conservation Area. The site is not considered to result in any increased flood risk, and the proposed use is classified as less vulnerable and appropriate within Flood Zones 2 and 3. Overall the proposed development is considered to be in compliance with Policies COR1, COR2, COR6, COR11 and COR13 of the Mid Devon Core Strategy 2007 and Policies DM1, DM2, DM8, DM16 and DM27 of the Local Plan Part 3 (Development Management Policies).

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 the determination of the application in a timely fashion given the need for the application to go to Planning Committee. 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.

17/01549/FULL	Land at NGR 275604 110921 (The Courtyard, Broomsmead) Lapford Devon	Formation of a sand school arena (modification of previously approved application 10/01014/FULL) and retention of new vehicular access from Main Road	PERMIT	DEL	27/11/2017
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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 sand school arena hereby approved shall only be for private use by the occupiers of The Courtyard, and shall at no time be used for business purposes in connection with livery stud or riding school use.
- 4 The sand school arena hereby approved shall only be used for equestrian purposes. On becoming redundant for such purposes the sand school arena shall be demolished and all the materials resulting from the demolition removed from site within 3 years of the date of this occurrence.

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 proposal is in the open countryside located on a narrow road which would be unsuitable for such a commercial use.
- 4 To safeguard the rural character of the area in accordance with Policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM1, DM2 and DM23 of the Local Plan Part 3 (Development Management Policies).

Reasons

The proposal is for a small scale equestrian use for which national and local policy makes provisions in the countryside. The proposal will have little additional adverse impact on the character and appearance of the landscape and on residential amenity. Subject to the conditions proposed the development is not considered to have an adverse impact on the environment or the local road network. Given this assessment the development is considered to comply with the following Policies: COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2 and DM23 of the Local Plan Part 3 (Development Management Policies) and 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.

17/01550/FULL	Land at NGR 300188 103716 (Playing Field) Kensham Avenue Bradninch Devon	Erection of a 10m lighting column with a pair of 150 watt LED floodlights to provide emergency lighting for Devon Air Ambulance	PERMIT	DEL	27/11/2017
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Conditions

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

Reasons

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

Reasons

The application for the erection of a 10m lighting column with a pair of 150 Watt LED floodlights to provide emergency lighting for Devon Air Ambulance is considered to be supportable in policy terms. Having regard to all material considerations, the public benefits of the scheme outweigh any limited harm arising as a result of the provision of the floodlight and its impact upon neighboring residential properties. The provision of the lighting column will help facilitate the operation of the Devon Air Ambulance during night time hours, which will significantly improve the speed at which patients can be transferred to hospital from rural locations. The application is considered to accord with the provisions of policy COR17 of the Mid Devon Core Strategy (Local Plan part 1), DM1, DM2, DM7 and DM25 of Mid Devon Local Plan (Development Management Policies) and the presumption in favour of sustainable development set out in the National Planning Policy Framework.

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/01587/FULL	Land and Buildings at NGR 304916 118428 (West End Farm) Holcombe Rogus Devon	Erection of an agricultural building to cover existing silage store (743 sq. m.)	PERMIT	DEL	27/11/2017

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 an agricultural building on an existing area on an agricultural holding in the open countryside that is currently used as an open silage store 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.

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.

17/01590/OUT	Land and Buildings at NGR296651 112104 St Aubyns Park Tiverton Devon	Outline for the erection of 3 dwellings	PERCON	DEL	28/11/2017
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Conditions

- 1 Before any part of the development hereby permitted is begun, detailed drawings to an appropriate scale of the layout, scale and appearance of the buildings, the means of access thereto and the landscaping of the site (hereafter called the Reserved Matters) shall be submitted to and approved in writing by the Local Planning Authority.
- 2 Application(s) for approval of all the Reserved Matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
- 3 The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the Reserved Matters which have been approved, whichever is the later.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
4		The detailed drawings required to be submitted by condition CO1 shall include the following additional information: boundary treatments, existing site levels, finished floor levels, tree protection plan and arboricultural method statement, foul and surface water drainage, protected species survey and report *.			
5		The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.			
6		No development shall begin until details/samples of the materials to be used for all the external surfaces of the buildings have been submitted to, and approved in writing by, the Local Planning Authority. Such approved materials shall be so used and retained.			
7		No part of the development hereby approved shall be brought into its intended use until the access, parking facilities, visibility splays, turning area, parking spaces and garage/hardstanding, access drive and access drainage have been provided and maintained in accordance with details that shall have been submitted to, and approved in writing by, the Local Planning Authority and retained for that purpose at all times.			
8		Construction work shall not take place outside 07.30 hours to 19.00 hours Mondays to Fridays and 07.30 to 13.00 hours on Saturdays and at no time on Sundays, Bank Holidays and Christmas Day.			

Reasons

- 1 The application was submitted as an outline application in accordance with the provisions of Articles 4 and 5 of The Town and Country Planning (Development Management) Order 2010.
- 2 In accordance with the provisions of Section 92(2) of the Town and Country Planning Act 1990 as amended by Section 51 Planning and Compulsory Purchase Act 2004.
- 3 In accordance with the provisions of Section 92(2) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 4 To enable the Local Planning Authority to consider the visual effects of the proposal and any impacts on neighbouring occupiers in accordance with Local Plan Part 3 (Development Management Policies) Policy DM2.
- 5 For the avoidance of doubt and in the interests of proper planning.
- 6 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 Core Strategy (Local Plan 1) COR2, Local Plan Part 3 (Development Management Policies) DM2 and DM15.
- 7 To ensure that adequate facilities are available for the traffic attracted to the site in accordance with Policy DM2 of Local Plan Part 3 (Development Management Policies).
- 8 To ensure that the proposed development does not prejudice the amenities of neighbouring occupiers in accordance with policies DM2 and DM14 of the Local Plan 3 (Development Management Policies).

Reasons

The current proposal is acceptable in that, subject to the submission of reserved matters, it is considered that the development of three dwellings with adequate parking access and amenity space can be achieved on the site without having a material detrimental impact on the character and visual appearance of the area, highway safety, the privacy and amenity of neighbouring residents and protected trees. The applicant has entered into a legal agreement to make a financial contribution towards the provision of public open space and the development will be subject to the payment of a New Homes Bonus. The proposal is considered to comply with the requirements of relevant Policies: COR1, COR2 and COR13 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2, DM7 and DM8 of the Local Plan Part 3 (Development Management Policies).

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.

17/01604/FULL	G & W Electrical Contractors Unit 6 Brooklands Palmerston Park Tiverton Devon EX16 5HW	Alterations and extension to an existing industrial building	PERMIT	DEL	27/11/2017
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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 alterations and extension to an existing industrial building (Unit 6, Brooklands) are considered to be acceptable in principle. The proposal facilitates the small scale expansion of an existing business within the defined settlement of Tiverton. The proposal is acceptable in terms of its scale and design and will respect the character of the surroundings. There are no changes to the parking and access arrangements and surface water will be suitably managed using the existing systems. Overall the proposal is considered to be in accordance with policies DM2, DM8, DM17 and DM20 of the Local Plan Part 3 (Development Management Policies), COR4, COR9, COR12 and COR13 of the Mid Devon Core Strategy 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.

17/01610/PNCOU	Land and Buildings at NGR 276964 95233 (The Cubicle Shed, Cheriton Farm) Cheriton Bishop Devon	Prior notification for the change of use of agricultural building to dwelling under Class Q	APA	DEL	29/11/2017
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Conditions

- The development hereby permitted shall not be brought into use until the Slurry pit on land immediately adjacent to the north of the site has been permanently sealed.
- The agricultural buildings immediately to the south of the site shall not be used for the keeping of livestock or slurry or any other noxious agricultural waste.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

In the interests of ensuring that the development is not adversely affected in terms of contamination risks and/or harm to amenity, which would otherwise make the proposed development impractical or undesirable.

In the interests of ensuring that the development is not adversely affected by such agricultural uses in terms of contamination risks and/or harm to amenity, and which uses would otherwise make the proposed development impractical or undesirable.

17/01625/PNCOU	Land and Buildings at NGR 276109 103625 (Adjacent to Eppfield) Coplestone Devon	Prior notification for the change of use of agricultural building to dwelling under Class Q	PNP	DEL	01/12/2017
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Reasons

- 1 The Local Planning Authority considers that given the lightweight nature of the construction of the existing building with regards to it's frame and the scope of building works proposed, which include the provision of stud walling to provide structural enhancement to the building, the proposal would conflict with the conclusions of the Hibbitt case. The use of the frame 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 and therefore the scheme is not considered to be a conversion. In addition, the structural enhancements to the building conflict with the Planning Practise Guidance which do not allow the provision of new structural elements. Overall on the basis of the current construction of the building and the scope of building works proposed it is not considered that the proposal is an acceptable scheme of conversion in accordance with Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

17/01642/HOUSE	Rosegarland Barn Clayhidon Cullompton Devon EX15 3TL	Erection of two storey rear extension (Revised scheme)	PERMIT	DEL	30/11/2017
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Conditions

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

Reasons

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

Reasons

This application seeks permission for the erection of two storey rear extension (revised scheme) at Rosegarland Barn, Clayhidon. The proposal is considered acceptable in policy terms. The proposal has not demonstrated a great understanding of the sites character, setting and appearance. However, the proposed design does improve the outlook and functionality of the dwelling and does not significantly damage the visual amenity of the surrounding area. It is not considered that the proposed two storey extension results in an overdevelopment of the dwelling curtilage. Nor is it considered to adversely affect the living conditions of neighbouring properties. Therefore the proposal meets COR2 and COR18 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). The application should be granted approval subject to conditions.

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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.

17/01646/FULL	Tesco Joseph Locke Way Crediton Devon EX17 3FD	Formation of home delivery facility comprising a single storey link corridor from the store to a 4 van loading canopy, service yard, and associated modifications to car park layout (Revised scheme)	PERMIT	DEL	01/12/2017
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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 development for the home delivery facility (as a variation to the scheme approved under LPA ref: 17/00359/FULL) on part of existing store site in conjunction with part of the site adjacent which sits as part of the wider masterplan for the redevelopment of locality as approved under LPA ref: 09/00244/MOUT is considered to be supportable in policy terms. The new development will sit as an extension to the existing superstore building with access from the existing car park area. Overall it is not considered that the development would have any harmful impacts with regards to visual impact, transportation, parking and movement issues and neither is it considered that it would adversely affect the amenities of the occupiers of neighbouring dwellings. On this basis the proposals are considered to be acceptable and in accordance with the following policies: COR9 and COR15 of the Mid Devon Core Strategy, DM1, DM2, DM17 and DM21 of the Local Plan Part 3 and Government guidance 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 determinn 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
17/01651/HOUSE	1 Cockles Rise Crediton Devon EX17 3JB	Erection of two-storey extension and installation of 2 dormer windows	PERMIT	DEL	27/11/2017

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 a two storey side extension and the introduction of two dormer windows to front elevation 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.

17/01654/FULL	Land and Buildings at NGR 309322 108675 Blackborough Devon	Erection of an agricultural building over an existing silage clamp	PERMIT	DEL	27/11/2017
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Conditions

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

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

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.

17/01769/NMA	62 Canal Hill Tiverton Devon EX16 4JQ	Non-Material Amendment for 16/00961/HOUSE to allow inclusion of decorative cladding to gables and dormers	PERMIT	DEL	27/11/2017
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Reasons

The proposal does not alter the scale of the development or impact on the amenities of the adjoining occupiers. The interests of third parties would not be disadvantaged and the matter was not covered by a restrictive condition on the original permission. It is not considered that there would be an adverse effect on the character and appearance of the development, nor would the proposal erode the quality of that which was originally approved.

Reasons

To allow inclusion of decorative grey shiplap cladding to gables and dormers.