

## Decision Register

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
<b>1700065SPE</b>	Mid Devon District Council Phoenix House Phoenix Lane Tiverton Devon EX16 6PP	TEST APPLICATION - used by System Admin for 'Testing' purposes only. n/r 17.1.17	PERMIT	COMM	07/12/2017

### Reasons

This is the reasonfor approval

### Reasons

this is the reason for refusal

<b>1708826MFUL</b>	Land at NGR 291466 112201 Jurshayes Withleigh Devon	Erection of 3 poultry houses and ancillary buildings following demolition of 2 existing poultry units	PERCON	COMM	07/12/2017
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### Conditions

- The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- No development shall be commenced until details of the surface water drainage management system, which will serve the development site for the full period of its construction has been submitted to, and approved in writing by, the Local Planning Authority, in consultation with Devon County Council as the lead Local Flood Authority. The approved temporary drainage scheme shall be fully implemented before any part of the development is first brought into use. This temporary surface water drainage management system must satisfactorily address both the rates and volumes, and quality, of the surface water runoff from the construction site.
- The development shall be carried out in accordance with the recommendations set out in the mitigation section of the protected species survey prepared by Richard Green Ecology Ltd.
- The ventilation systems on the buildings hereby approved shall continue to operate throughout the clean out period.
- Prior to the commencement of development, a planting schedule and planting management plan for the embankment upon which buildings 1 and 2 will be constructed shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include details of all proposed planting together with management measures for the planting on the embankment. All planting specified in the approved plans shall be carried out in the first planting season following the commencement of the development and be retained. Any trees or plants which within a period of five years from the first use of the development site, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. Planting and management of planting shall be carried out in accordance with the approved plan.
- No waste matter or materials shall be stored outside the poultry buildings hereby approved either in the yard area to the south east of the buildings or in the yard area to the north of the buildings as indicated as hatched areas on the attached plan.

### Reasons

- In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- For the avoidance of doubt and in the interests of proper planning.
- To ensure that surface water runoff from the construction site is appropriately managed so as to not increase the flood risk, or pose water quality issues, to the surrounding area in accordance with Policy COR11 of the Mid Devon Core Strategy (Local Plan Part 1) and Policy DM2 of the Local Plan Part 3 (Development Management Policies).
- To ensure the development will not harm protected species or their habitats in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies) and habitat regulations.
- To safeguard the amenities of the neighbouring occupiers in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).
- To ensure the development integrates with the surrounding landscape in accordance with Policies DM2 and DM22 of the Local Plan Part 3 (Development Management Policies).
- To protect the amenity of the occupiers of nearby residential properties in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).

### Reasons

The erection of three poultry buildings and associated ancillary buildings following the demolition of two existing poultry buildings has been assessed against relevant planning policies. It is accepted that there will be some views of the proposed buildings but concluded that any harm to visual amenity is not significant enough to warrant refusal of the application. There are some residential properties from which the development will be visible. However, due to the distance from the site or the orientation of buildings it is not considered that the development will have an unacceptably adverse effect on the privacy or amenity of the occupants of these nearby properties. It is concluded that the development will not have an adverse impact on local highways, noise or odour and it has been demonstrated that surface water can be managed on site. Information has also been received that demonstrates an acceptable approach to the management of waste from the development. The development will not have an adverse impact on protected species. The development is therefore in accordance with Policies COR9, COR8 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), Policies DM1, DM2, DM4, DM7 and DM22 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

### Reasons

In accordance with the requirements of Article 36 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included discussions. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

<b>1701370MARM</b>	Land at NGR 305658 112080 (Harvesters) (Luccombe Devon	Reserved matters for the erection of 60 dwellings	PERMIT	COMM	04/12/2017
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### Conditions

- The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- Notwithstanding condition 1 above, the layout for plots 43 and 44 and their parking areas, the private driveway serving such properties and the fencing between T8 and plot 43 shall be constructed in accordance with the submitted Proposed Site Layout, drawing number PT1548-03 Revision D, submitted to the Local Planning Authority on the 15th of November 2017.
- The construction phase of the development shall at all times be carried out in accordance with the Construction Management Plan (Surface Water) [Ref: 16.407, dated November 2017] and received by the Local Planning Authority on the 7th of November 2017.
- The approved Surface Water Drainage Scheme shall be fully operational prior to the occupation of any dwellings/houses on the site or part thereof and shall be maintained thereafter in accordance with the submitted maintenance details.
- Foul drainage from the Development (and no other drainage) shall be connected to the public foul or combined sewer.
- All planting, seeding, turfing or earthworks comprised in the approved details of landscaping as shown on the submitted plans, shall be carried out within 9 months of the substantial completion of the development, (or phase thereof), whichever is the sooner; and any trees or plants which within a period of five years from the implementation of the scheme (or phase thereof), die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. Once provided, the landscaping scheme shall be so retained.
- No occupation of the development shall take place on site until the off-site highway works in accordance with drawing no. 16407-004-C have been constructed and made available for sale.
- The following materials are considered to be acceptable: Redland Mira Stonewold roof tile in Slate Grey; Redland Mira Stonewold roof tile in Blackland Brown; Brazilian slate in Natural Green/Gray; Green Architectural Stone Mosaic for cills and door surrounds; Batack Ivonice Katina Multi bricks; Marshalls Bivolds Block Paving. The approved materials shall be so used and retained.
- The development shall not be commenced until the trees shown for retention within the approved plans as detailed in the Arboricultural Impact Assessment Report prepared by Devon Tree Services have been protected in accordance with the Arboricultural Method Statement contained in Part 3 of the report dated 28th July 2017 reference DT314.100.2.AM. The tree protection measures shall be maintained during the whole period of site excavation and construction. The area surrounding each tree/ hedge when the approved protective fencing shall remain undisturbed during the course of the works, and in particular in these areas: 1. There shall be no changes in ground levels; 2. No materials or plant shall be stored; 3. No buildings or temporary buildings shall be erected or stationed; 4. No materials or waste shall be burnt; and no drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.
- The development hereby approved shall be carried out in accordance with the submitted floodplain compensation scheme as shown on Drawing 16707-052 Rev B. The scheme shall be implemented in full prior to the construction of residential plots 31 and 32 and shall be retained and maintained as such thereafter.

### Reasons

- For the avoidance of doubt and in the interests of proper planning.
- To ensure the approved development is built out in accordance with correct approved plans to ensure adequate parking is provided and no fencing is within the root protection Zone of T8, in accordance with Policies DM2 and DM8 of the Local Plan Part 3 (Development Management Policies).
- To ensure surface water is appropriately managed during the construction phase of the development to ensure flood risk isn't increased elsewhere, in accordance with Policies DM2 of the Local Plan Part 3 (Development Management Policies and COR11 of the Mid Devon Core Strategy (Local Plan Part 1).
- To ensure surface water is appropriately managed on site to ensure flood risk isn't increased elsewhere, in accordance with Policies DM2 of the Local Plan Part 3 (Development Management Policies) and COR11 of the Mid Devon Core Strategy (Local Plan Part 1).
- To ensure the discharge of drainage from the Development shall not be prejudicial to the public sewerage system and ensure there are adequate public foul sewerage facilities to receive foul water flows, in order to safeguard the public and environment.
- To ensure that the development makes a positive contribution to the character and amenity of the area in accordance with Policy DM2 of the Local Plan Part 3: (Development Management Policies).
- To minimise the impact of the development on the highway network in accordance with paragraph 32 of National Planning Policy Framework.
- To ensure that the development makes a positive contribution to the character and amenity of the area in accordance with Policy DM2 of the Local Plan Part 3: (Development Management Policies).
- In order to ensure that damage does not occur to the trees during building operations in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).
- To ensure adequate compensatory floodplain storage is provided in accordance with Policy COR11 of the Mid Devon Core Strategy (Local Plan Part 1).

### Reasons

The proposal is acceptable in principle; outline planning permission has previously granted [reference: 15/00108/MC/UT]. The only matter for consideration at outline stage was access; all other matters were reserved. This is the reserved matters application that seeks such approval for the appearance, landscaping, layout and scale and as such, this assessment has restricted itself to those matters. The proposed layout and density of the site respects its rural surroundings; the site layout is considered to create a high quality place which takes into account the physical context, local character and surrounding density and land use mix. The site will be served by a suitable sustainable urban drainage system and will not increase flood risk elsewhere; in addition, there is sufficient sewer capacity to serve the proposed development. The dwellings provided are of a generally high quality design, are sufficiently sized to meet the changing needs of future occupiers, and will be served by adequate parking and private amenity spaces. In addition, the design, materials, location and mix of affordable housing is considered to be acceptable. The scheme retains the mature and veteran trees on site and provides a comprehensive landscape and public open space proposal, which provides opportunities to enhance the biodiversity and ecological interests of the site. Overall, the proposal is considered to be in accordance with Policies DM2, DM3, DM4, DM6, DM8, DM14, DM15 and DM22 of the Local Plan Part 3 (Development Management Policies); COR1, COR2, COR3, COR8, COR9, COR11, COR17 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1); Policies AL/D6/A, AL/D6/B, AL/D6/C, AL/D6/D of the Allocations and Infrastructure Development Document (Local Plan Part 2); Meeting Housing Needs SPD [2012]; Planning provision in new development SPD [2013]; Refuse Storage for New Residential Properties SPD [2017]; and, the National Planning Policy Framework.

### Reasons

In accordance with the requirements of Article 36 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included discussions, negotiations, pre-application discussions and determining the application in a timely fashion. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

<b>1701397FULL</b>	Country Fayre 32 Fore Street Cullompton Devon EX15 1JH	Change of use from Class A1 (Shops) to A3 (Restaurant and Cafe)	PERMIT	DEL	08/12/2017
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### Conditions

- The date of commencement of this development shall be taken as the 18th September 2017 when the application was registered by the Local Planning Authority.
- The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.

### Reasons

- In order to establish a legal commencement date for the development to enable the development to be monitored by the Local Planning Authority.

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

### Reasons

The proposed change of use by virtue of its location is not considered to harm the viability and vitality of the town centre, or its surroundings. The site is located within a conservation area. It is not considered that the development detracts from the character or appearance of the Conservation Area. The proposed works are not considered to detract from the character, appearance or historic interest of the Listed Building and therefore complies with Policies DM2, DM16 and DM27 of Adopted Mid Devon Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

### Reasons

In accordance with the requirements of Article 36 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included discussions and determining the application in a timely fashion. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

<b>1701414FULL</b>	Building at NGR 268200 111519 Eggesford Station Yard Eggesford Devon	Conversion of disused former office/workshop/space to dwelling	PERCON	COMM	05/12/2017
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### Conditions

- The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- Before the development hereby approved is commenced, a site investigation and risk assessment shall be carried out to determine the nature and extent of land contamination that may be present and the likely impact on all receptors that may result. A full report of the investigation and risk assessment shall be forwarded to the LPA for approval. No work shall proceed on site until either the Local Planning Authority grants written consent for the development to commence or the requirements of condition (4) below are met.
- Where actual or probable significant pollutants (nitrates) are found following the investigation and risk assessment required by condition (3) above, the applicant shall submit a remediation statement together with a timescale for completion of the required works for approval in writing by the Local Planning Authority.
- Following completion of any works required by condition (4) above, a remediation validation report shall be submitted to the Local Planning Authority for approval in writing. Occupation on the site, or parts of the site affected by land contamination, shall not take place until approval of the validation report has been granted.
- The view windows within the north west elevation of the building shall be obscure glazed and non-opening and retained as such in perpetuity.

### Reasons

- In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- For the avoidance of doubt and in the interests of proper planning.
- In the interests of public health and the protection of the environment.
- In the interests of public health and the protection of the environment.
- In the interests of public health and the protection of the environment.
- To safeguard the amenity of existing and future occupiers of the neighbouring property in policy DM2 and DM14.

### Reasons

The Local Planning Authority recognise that the application site is the open countryside and is not an allocated site for new residential development and therefore there is no specific development plan policy support for the application scheme which is for the conversion and extension of a single storey disused garage style/strage unit into a residential unit with accommodation over two levels, off street car parking and a rear garden area. However taking into account the provisions of paragraph 14 of the National Policy Framework, the improvements to the visual amenities of the site and to the general area that would arise from the application scheme and given the proximity of the site to the Eggesford Train Station the benefits of the proposals are considered to outweigh the objections on development plan policy grounds.

### Reasons

In accordance with the requirements of Article 36 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included the following determining the application in a timely fashion. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
1701487HOUSE	6 Forestry Houses Cherson Chulmleigh Devon EX18 7LD	Retention of replacement two-storey outbuilding	REFUSE	COMM	04/12/2017

**Reasons**

1 The development by virtue of its siting, scale and massing represents an incongruous feature on the site and furthermore contributes towards an unnecessary proliferation of built structures within this part of the countryside. For these reasons the development as it has been constructed is considered to be harmful to the overall character and appearance of the countryside contrary to Policies DM13 of the Local Plan Part 3 Adopted 2013 and Policy COR18 of the Mid Devon Core Strategy Adopted 2007. At the time of this decision the application site contained a single storey timber cabin building used as an ancillary domestic accommodation, a pitched roof timber outbuilding with double doors used for the storage of building materials and a motorbike, a timber pitched roof field shelter, a timber store building and a small lean-to extension providing ancillary storage for the main dwelling. It is not considered that the applicant has submitted a case that there is need for further accommodation at the site, and without such justification to grant planning permission for the proposals, would be contrary to Policy DM13 of the Local Plan Part 3 (Development Management Policies) and Policy COR18 of the Mid Devon Core Strategy (Local Plan Part 1) as stated above.

2 The use of the building as proposed is for a workshop space with domestic storage over and a potting shed. The proposed development by virtue of its design, number of windows openings, presence of double glazing, covered deck area and internal finishes including domestic wiring and plaster bonding is more akin to ancillary residential accommodation which due to its remoteness from the principal dwelling and the presence of other ancillary residential structures at site would not be permitted in this location. On this basis the application proposals (retrospective) would be contrary to Policy COR18 of the Mid Devon Core Strategy (Local Plan Part 1).

1701506M/FUL	Land and Buildings at NGR 295500 112455 (Rear of Town Hall) Angel Hill Tiverton Devon	Erection of 30 dwellings following demolition of existing garages and adjacent structures, together with bike storage, underground car parking, landscaping and associated works	PERCON	COMM	08/12/2017
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#### Conditions

- The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- The development shall take place in accordance with the contents of a phasing scheme which shall first have been submitted to and approved in writing by the Local Planning Authority.
- No development shall begin within each phase of the development until samples of all the materials to be used for all external surfaces of the buildings, boundary treatment and hard landscaping relating to that phase have been submitted to and approved in writing by the Local Planning Authority. The development shall take place in accordance with the approved materials and shall be so retained.
- No development shall begin within each phase of the development until details of the treatment of the boundaries (including height, design and materials) of the application site and any boundaries within the application site relating to that phase have been submitted to and approved in writing by the Local Planning Authority. Boundary treatments shall be in accordance with the agreed details and shall be so retained.
- No development shall begin within each phase of the development until details of proposed external lighting relating to that phase have been submitted to and approved in writing by the Local Planning Authority. Installation shall be in accordance with the submitted details and be so retained.
- Notwithstanding the submitted plans, prior to the first occupation of any of the residential units hereby approved a landscaping scheme for the area of Public Open Space on the western boundary of the site (adjacent to the River Exe flood defence wall) to include details of all planting, seeding, turfing or earth spreading shall be submitted to and approved in writing by the Local Planning Authority. The plan shall not include any planting or recreational features, benches, or tables within 4m of the River Exe flood defence wall. The approved landscaping shall be carried out within 3 months of the substantial completion of the eleven two storey dwellings toward the western side of the application site and shall be retained. Any trees or plants which, within a period of five years from the completion of the Public Open Space, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size or species.
- The landscaping scheme hereby approved, including all planting, seeding, turfing or earth reprofiling within each phase of the development shall be carried out within 9 months of the substantial completion of each phase of the development. Any trees or plants which, within a period of five years from the completion of each phase of the development, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size or species.
- None of the apartments or dwellings shall be first occupied until the parking and turning facilities within the application site have been provided, laid out and are available for use in accordance with the approved plans. The approved parking shall be retained for that purpose at all times.
- Finished floor levels shall be no lower than 42 m AOD.
- No part of the development hereby permitted shall be commenced until the detailed design of the proposed permanent surface water drainage management system has been submitted to, and approved in writing by, the Local Planning Authority, in consultation with Devon County Council as the Lead Local Flood Authority. The design of this permanent surface water drainage management system shall be in accordance with the principles of sustainable drainage systems, and those set out in the Flood Risk Assessment (Ref. L1008-C-RP-0001, Rev. 03, dated 24th November 2017), Webb Yates Sketch Showing Proposed Alternative Drainage Strategy (drawing No. L1008-C-BK-0035-05-09, dated 29th November 2017), Webb Yates Sketch Showing Flood Evacuation Routes (drawing No. L1008-C-BK-0034-03-09, dated 29th November 2017) and Civil & Structural Engineering Stage 3 Report (Ref. L1008-S-RP-0001, Rev. 01, dated 24th November 2017).
- In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme together with one scale to their completion must be prepared which is subject to the prior approval in writing of the Local Planning Authority. The measures shall be completed in accordance with the approved remediation scheme. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.
- No development shall begin until a Construction Traffic Management Plan, to include details of: (a) parking for vehicles of site personnel, operatives and visitors (b) loading and unloading of plant and materials (c) storage of plant and materials (d) programme of works (including measures for traffic management) (e) provision of boundary hoarding behind any visibility zones has been submitted to, and agreed in writing by, the Local Planning Authority. The Construction Traffic Management Plan shall be adhered to throughout the construction period.
- Prior to the commencement of the phase in which it relates, details of crime prevention and security measures in relation to the lower ground floor parking area shall be submitted to and approved in writing by the Local Planning Authority.
- Prior to the installation of any door or window, working details including sections, mouldings, profile, means of opening and position in the reveal of all windows shall be submitted to and approved in writing by the Local Planning Authority. The windows and doors shall be fitted in accordance with the agreed details and be so retained.
- The off site highway works on St Andrew's Street (to include raised traffic calming measures and all associated works) shall be provided and maintained in accordance with details that shall have been submitted to and agreed in writing by, the Local Planning Authority. The timing of such provision shall be in accordance with the phasing scheme to be agreed under condition 3.
- Prior to the first occupation of any of the residential units hereby approved, signs warning users of the potential of flooding of the lower ground floor parking spaces (below the apartments) shall be erected within this parking area in accordance with details that shall first have been submitted to and agreed in writing by the Local Planning Authority.
- No development shall begin until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the aims and procedures that will be implemented to minimise the creation and impact of noise, vibration, dust and waste disposal resulting from site preparation, groundwork and construction phases of the development. It shall include hours of operation and measures to prevent the transfer of mud and water from the site onto any highway. The CEMP must be carried out in accordance with the approved Construction Environmental Management Plan.
- Prior to the commencement of any site preparation, ground works or construction, a waste audit statement shall be submitted to and approved by the Local Planning Authority. The statement shall set out how during the construction and operation of the development waste will be managed according to the following hierarchy (in descending order of preference): Prevention, Preparation for reuse, Recycling, Other recovery, Disposal. The waste audit statement will be achieved during the construction and lifetime of the development.
- The proposed estate road, footways, verges, junctions, street lighting, sewers, drains, service routes, surface water outfall, road maintenance vehicle overhead margins, 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 that 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.
- No part of the development hereby permitted shall be commenced until details of the egress/escape pathways and overland flow routes across the site in the event of rainfall in excess of the design standard of the proposed surface water drainage management system have been submitted to, and approved in writing by, the Local Planning Authority, in consultation with Devon County Council as the Lead Local Flood Authority.
- No part of the development hereby permitted shall be commenced until the full details of the adoption and maintenance arrangements for the proposed permanent surface water drainage management system have been submitted to, and approved in writing by, the Local Planning Authority, in consultation with Devon County Council as the Lead Local Flood Authority. The permanent surface water drainage system will be maintained in accordance with the approved details.
- Prior to their installation, details of the link bridges between blocks E, F and G to H, at first and second floor levels and details of the substructure for the balconies within blocks E, F, G and H shall be submitted to and approved in writing by the Local Planning Authority. The link bridges and balconies shall be completed in accordance with the approved details and shall be so retained.
- No part of the development hereby permitted shall be commenced until a detailed surface water drainage management plan for the full period of the development's construction, has been submitted to, and approved in writing by, the Local Planning Authority, with consultation with Devon County Council as the Lead Local Flood Authority. The temporary surface water drainage management system shall be constructed in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority, with consultation with Devon County Council as the Lead Local Flood Authority, and shall thereafter be so maintained.
- The development shall be carried out in accordance with the Conservation Action Statement prepared by Avon Ecology Ltd received 29th November 2017.

#### Reasons

- In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- For the avoidance of doubt and in the interests of proper planning.
- In the interests of safeguarding the amenities of the site and surrounding area due to the constrained nature of the site and sensitive location in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.
- To ensure the use of materials appropriate to the development in order to safeguard the visual amenities of this important riverfront location, the character and appearance of the Conservation Area and setting of nearby Listed Buildings in accordance with Policy CDR2 of the Mid Devon Core Strategy (Local Plan Part 1), Policies DM2, DM4 and DM27 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.
- In the interests of reducing the impact of the scheme upon the privacy and amenities of the occupiers of the adjacent dwellings and to safeguard the visual amenities of this important riverfront location, the character and appearance of the Conservation Area in accordance with Policies CDR2 of the Mid Devon Core Strategy (Local Plan Part 1), Policies DM2, DM4 and DM27 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.
- To reduce the impact of the development upon the amenities of the occupiers of nearby dwellings; to reduce the impact of the scheme upon the bat population in the area and in the interests of preventing crime and creating safe places in accordance with Policies COR1 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2 of the Local Plan Part 3 (Development Management Policies).
- To ensure that the development makes a positive contribution to the character and amenity of the area in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.
- To ensure that the development makes a positive contribution to the character and amenity of the area in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.
- To ensure that adequate facilities are available for the traffic attracted to the site in accordance with Policy DM8 of the Local Plan Part 3 (Development Management Policies).
- In the interests of reducing the risk of inundation by flood waters and to ensure the safety of the occupiers of the proposed development in the event of flooding in accordance with Policy COR11 of the Mid Devon Core Strategy (Local Plan Part 1), Policy DM2 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.
- To ensure that surface water runoff from the development is managed in accordance with the principles of sustainable drainage systems and in the interests of ensuring that adequate drainage is provided to serve the development and to reduce the risk of pollution in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).
- To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with Policies DM2 and DM7 of the Local Plan Part 3 (Development Management Policies).
- To minimise any disruption and inconvenience to the local highway network during the construction period in accordance with COR1 of the Mid Devon Core Strategy (Local Plan Part 1) and Policy DM2 of the Local Plan Part 3 (Development Management Policies).
- In the interests of preventing crime and creating safe places in accordance with Policies COR1 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2 of the Local Plan Part 3 (Development Management Policies).
- To ensure the use of details appropriate to the development in order to safeguard the visual amenities of this important riverfront location, the character and appearance of the Conservation Area and setting of nearby Listed Buildings in accordance with Policy CDR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM2, DM4 and DM27 Local Plan Part 3 (Development Management Policies).
- To provide an adequate site access in accordance with Policies COR1 of the Mid Devon Core Strategy and DM2 of the Local Plan Part 3 (Development Management Policies).
- To provide warning to residents and users of the car parking spaces that the area could be affected by flooding.
- To minimise any disruption and inconvenience to the amenity of occupiers of nearby properties during the construction period in accordance with Policies DM2 and DM7 of the Local Plan Part 3 (Development Management Policies).
- To encourage the most sustainable methods of waste management in accordance with the requirements of Policy DM4 of the Local Plan Part 3 (Development Management Policies).
- To ensure that adequate information is available for the proper consideration of the detailed proposals in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).
- To ensure that the surface water runoff generated from rainfall events in excess of the design standard of the proposed surface water drainage management system is safely managed.
- To ensure that the development's permanent surface water drainage management systems will remain fully operational throughout the lifetime of the development.
- To ensure the use of materials and detailing appropriate to the development in order to safeguard the visual amenities of the area and the character and appearance of the conservation area in accordance with Policies DM2 and DM27 of the Local Plan Part 3 (Development Management Policies).
- To ensure that surface water from the construction site is appropriately managed so as to not increase the flood risk, or pose water quality issues, to the surrounding area.
- To protect the habitats of protected species in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).

#### Reasons

The site is allocated for residential development in the Allocations and Infrastructure Development Plan Document and has previously been granted planning permission. The scheme will secure the regeneration and environmental enhancement of a semi-detached and mainly vacant site in a prominent waterfront location within Tiverton Conservation Area. The development will result in less than substantial harm to the Conservation Area and setting of listed buildings, including St George's Church and the Town Hall. The design approach has been justified and considered to result in a development that will sit comfortably upon the site and provide water benefits. The creation of the site without access to the river would be unacceptable as the associated buildings have been demolished under previous permission. The impact of the development upon highway safety is acceptable and although less than standard, sufficient parking is provided taking into account its location in the town centre with walking spaces of a range of facilities and services. The type of accommodation, the lack of provision of a Public Open Space contribution and other planning contributions has been financially justified. The site is located in flood zone 3a, the Local Planning Authority and Environment Agency have assessed it against the requirements of the National Planning Policy Framework and are satisfied that it is safe and does not increase the risk of flooding elsewhere. The impact of the scheme upon certain nearby residential properties has been assessed. Whilst there will be a loss of amenity due to the relative height and proximity of the development, this has been in part mitigated through the provision of some of the units as a mix of residential types. The application has been assessed against the relevant development plan policies and guidance and it is recommended that planning permission, subject to condition, should be granted. The proposal is considered acceptable and to be in broad compliance with policies COR1, COR2, COR3, COR4, COR5, COR11 and COR11 of the Mid Devon Core Strategy (Local Plan Part 1), ALN6 and ALN17/2, Allocations and Infrastructure Development Plan Document (Local Plan Part 2), DM1, DM2, DM3, DM4, DM5, DM6, DM7, DM8, DM9, DM10, DM11, DM12, DM13, DM14, DM15, DM16, DM17, DM18, DM19, DM20, DM21, DM22, DM23, DM24, DM25, DM26, DM27, DM28, DM29, DM30, DM31, DM32, DM33, DM34, DM35, DM36, DM37, DM38, DM39, DM40, DM41, DM42, DM43, DM44, DM45, DM46, DM47, DM48, DM49, DM50, DM51, DM52, DM53, DM54, DM55, DM56, DM57, DM58, DM59, DM60, DM61, DM62, DM63, DM64, DM65, DM66, DM67, DM68, DM69, DM70, DM71, DM72, DM73, DM74, DM75, DM76, DM77, DM78, DM79, DM80, DM81, DM82, DM83, DM84, DM85, DM86, DM87, DM88, DM89, DM90, DM91, DM92, DM93, DM94, DM95, DM96, DM97, DM98, DM99, DM100, DM101, DM102, DM103, DM104, DM105, DM106, DM107, DM108, DM109, DM110, DM111, DM112, DM113, DM114, DM115, DM116, DM117, DM118, DM119, DM120, DM121, DM122, DM123, DM124, DM125, DM126, DM127, DM128, DM129, DM130, DM131, DM132, DM133, DM134, DM135, DM136, DM137, DM138, DM139, DM140, DM141, DM142, DM143, DM144, DM145, DM146, DM147, DM148, DM149, DM150, DM151, DM152, DM153, DM154, DM155, DM156, DM157, DM158, DM159, DM160, DM161, DM162, DM163, DM164, DM165, DM166, DM167, DM168, DM169, DM170, DM171, DM172, DM173, DM174, DM175, DM176, DM177, DM178, DM179, DM180, DM181, DM182, DM183, DM184, DM185, DM186, DM187, DM188, DM189, DM190, DM191, DM192, DM193, DM194, DM195, DM196, DM197, DM198, DM199, DM200, DM201, DM202, DM203, DM204, DM205, DM206, DM207, DM208, DM209, DM210, DM211, DM212, DM213, DM214, DM215, DM216, DM217, DM218, DM219, DM220, DM221, DM222, DM223, DM224, DM225, DM226, DM227, DM228, DM229, DM230, DM231, DM232, DM233, DM234, DM235, DM236, DM237, DM238, DM239, DM240, DM241, DM242, DM243, DM244, DM245, DM246, DM247, DM248, DM249, DM250, DM251, DM252, DM253, DM254, DM255, DM256, DM257, DM258, DM259, DM260, DM261, DM262, DM263, DM264, DM265, DM266, DM267, DM268, DM269, DM270, DM271, DM272, DM273, DM274, DM275, DM276, DM277, DM278, DM279, DM280, DM281, DM282, DM283, DM284, DM285, DM286, DM287, DM288, DM289, DM290, DM291, DM292, DM293, DM294, DM295, DM296, DM297, DM298, DM299, DM300, DM301, DM302, DM303, DM304, DM305, DM306, DM307, DM308, DM309, DM310, DM311, DM312, DM313, DM314, DM315, DM316, DM317, DM318, DM319, DM320, DM321, DM322, DM323, DM324, DM325, DM326, DM327, DM328, DM329, DM330, DM331, DM332, DM333, DM334, DM335, DM336, DM337, DM338, DM339, DM340, DM341, DM342, DM343, DM344, DM345, DM346, DM347, DM348, DM349, DM350, DM351, DM352, DM353, DM354, DM355, DM356, DM357, DM358, DM359, DM360, DM361, DM362, DM363, DM364, DM365, DM366, DM367, DM368, DM369, DM370, DM371, DM372, DM373, DM374, DM375, DM376, DM377, DM378, DM379, DM380, DM381, DM382, DM383, DM384, DM385, DM386, DM387, DM388, DM389, DM390, DM391, DM392, DM393, DM394, DM395, DM396, DM397, DM398, DM399, DM400, DM401, DM402, DM403, DM404, DM405, DM406, DM407, DM408, DM409, DM410, DM411, DM412, DM413, DM414, DM415, DM416, DM417, DM418, DM419, DM420, DM421, DM422, DM423, DM424, DM425, DM426, DM427, DM428, DM429, DM430, DM431, DM432, DM433, DM434, DM435, DM436, DM437, DM438, DM439, DM440, DM441, DM442, DM443, DM444, DM445, DM446, DM447, DM448, DM449, DM450, DM451, DM452, DM453, DM454, DM455, DM456, DM457, DM458, DM459, DM460, DM461, DM462, DM463, DM464, DM465, DM466, DM467, DM468, DM469, DM470, DM471, DM472, DM473, DM474, DM475, DM476, DM477, DM478, DM479, DM480, DM481, DM482, DM483, DM484, DM485, DM486, DM487, DM488, DM489, DM490, DM491, DM492, DM493, DM494, DM495, DM496, DM497, DM498, DM499, DM500, DM501, DM502, DM503, DM504, DM505, DM506, DM507, DM508, DM509, DM510, DM511, DM512, DM513, DM514, DM515, DM516, DM517, DM518, DM519, DM520, DM521, DM522, DM523, DM524, DM525, DM526, DM527, DM528, DM529, DM530, DM531, DM532, DM533, DM534, DM535, DM536, DM537, DM538, DM539, DM540, DM541, DM542, DM543, DM544, DM545, DM546, DM547, DM548, DM549, DM550, DM551, DM552, DM553, DM554, DM555, DM556, DM557, DM558, DM559, DM560, DM561, DM562, DM563, DM564, DM565, DM566, DM567, DM568, DM569, DM570, DM571, DM572, DM573, DM574, DM575, DM576, DM577, DM578, DM579, DM580, DM581, DM582, DM583, DM584, DM585, DM586, DM587, DM588, DM589, DM590, DM591, DM592, DM593, DM594, DM595, DM596, DM597, DM598, DM599, DM600, DM601, DM602, DM603, DM604, DM605, DM606, DM607, DM608, DM609, DM610, DM611, DM612, DM613, DM614, DM615, DM616, DM617, DM618, DM619, DM620, DM621, DM622, DM623, DM624, DM625, DM626, DM627, DM628, DM629, DM630, DM631, DM632, DM633, DM634, DM635, DM636, DM637, DM638, DM639, DM640, DM641, DM642, DM643, DM644, DM645, DM646, DM647, DM648, DM649, DM650, DM651, DM652, DM653, DM654, DM655, DM656, DM657, DM658, DM659, DM660, DM661, DM662, DM663, DM664, DM665, DM666, DM667, DM668, DM669, DM670, DM671, DM672, DM673, DM674, DM675, DM676, DM677, DM678, DM679, DM680, DM681, DM682, DM683, DM684, DM685, DM686, DM687, DM688, DM689, DM690, DM691, DM692, DM693, DM694, DM695, DM696, DM697, DM698, DM699, DM700, DM701, DM702, DM703, DM704, DM705, DM706, DM707, DM708, DM709, DM710, DM711, DM712, DM713, DM714, DM715, DM716, DM717, DM718, DM719, DM720, DM721, DM722, DM723, DM724, DM725, DM726, DM727, DM728, DM729, DM730, DM731, DM732, DM733, DM734, DM735, DM736, DM737, DM738, DM739, DM740, DM741, DM742, DM743, DM744, DM745, DM746, DM747, DM748, DM749, DM750, DM751, DM752, DM753, DM754, DM755, DM756, DM757, DM758, DM759, DM760, DM761, DM762, DM763, DM764, DM765, DM766, DM767, DM768, DM769, DM770, DM771, DM772, DM773, DM774, DM775, DM776, DM777, DM778, DM779, DM780, DM781, DM782, DM783, DM784, DM785, DM786, DM787, DM788, DM789, DM790, DM791, DM792, DM793, DM794, DM795, DM796, DM797, DM798, DM799, DM800, DM801, DM802, DM803, DM804, DM805, DM806, DM807, DM808, DM809, DM810, DM811, DM812, DM813, DM814, DM815, DM816, DM817, DM818, DM819, DM820, DM821, DM822, DM823, DM824, DM825, DM826, DM827, DM828, DM829, DM830, DM831, DM832, DM833, DM834, DM835, DM836, DM837, DM838, DM839, DM840, DM841, DM842, DM843, DM844, DM845, DM846, DM847, DM848, DM849, DM850, DM851, DM852, DM853, DM854, DM855, DM856, DM857, DM858, DM859, DM860, DM861, DM862, DM863, DM864, DM865, DM866, DM867, DM868, DM869, DM870, DM871, DM872, DM873, DM874, DM875, DM876, DM877, DM878, DM879, DM880, DM881, DM882, DM883, DM884, DM885, DM886, DM887, DM888, DM889, DM890, DM891, DM892, DM893, DM894, DM895, DM896, DM897, DM898, DM899, DM900, DM901, DM902, DM903, DM904, DM905, DM906, DM907, DM908, DM909, DM910, DM911, DM912, DM913, DM914, DM915, DM916, DM917, DM918, DM919, DM920, DM921, DM922, DM923, DM924, DM925, DM926, DM927, DM928, DM929, DM930, DM931, DM932, DM933, DM934, DM935, DM936, DM937, DM938, DM939, DM940, DM941, DM942, DM943, DM944, DM945, DM946, DM947, DM948, DM949, DM950, DM951, DM952, DM953, DM954, DM955, DM956, DM957, DM958, DM959, DM960, DM961, DM962, DM963, DM964, DM965, DM966, DM967, DM968, DM969, DM970, DM971, DM972, DM973, DM974, DM975, DM976, DM977, DM978, DM979, DM980, DM981, DM982, DM983, DM984, DM985, DM986, DM987, DM988, DM989, DM990, DM991, DM992, DM993, DM994, DM995, DM996, DM997, DM998, DM999, DM1000.

#### 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.

1701599HOUSE	7 Corner Close Morchard Bishop Crediton Devon EX17 6PN	Erection of single storey extension to rear	PERMIT	DEL	06/12/2017
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#### Conditions

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

#### Reasons

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

#### Reasons

The application for the erection of single storey rear extension at 7 Corner Close, Morchard Bishop is considered to be acceptable. The overall scale and design of the scheme is considered to respect the character, scale, setting and design of the existing house. The proposed development would not result in the over development of the curtilage. Overall, it is not considered that the application scheme would result in any significant adverse impacts to the living conditions of occupiers of any neighbouring properties. On this basis the proposals are considered to sufficiently comply with the following policies: Mid Devon Core Strategy (Local Plan Part 1) COR17, Local Plan Part 3 (Development Management Policies) DM2, DM11 and DM27 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
<b>17/01612/FULL</b>	60 Parfour Mead Cullumpton Devon EX15 1GP	Retention of french door, steps and railings to replace existing rear window	PERMIT	DEL	07/12/2017
<b>Reasons</b>	<p>The application seeks permission for the retention of French doors, steps and railings to replace existing rear window at 60 Parfour Mead, Cullumpton. The proposal is considered to be acceptable in policy terms. It is considered that the application has shown a sound understanding of the dwellings character and setting. The proposed design and scale of the development is acceptable and does not result in an overdevelopment of the dwelling curtilage. It is not considered that the development will result in any adversely negative impacts towards the living conditions of neighbouring properties. Therefore it is considered that the proposal meets COR2 and COR 14 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 is supportable. The application should be approved.</p>				
<b>Reasons</b>	<p>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.</p>				
<b>17/01634/FULL</b>	Land at NGR 314680 110439 Seviltes Croft Hemycok Devon	Retention of change of use of agricultural land to mixed use of agriculture and nature/environmental education with levelled camping area and associated structures, construction of all weather shelter, composting toilets and installation of 40m Zipwire	PERCON	DEL	06/12/2017
<b>Conditions</b>	<ol style="list-style-type: none"> <li>The development hereby permitted shall be begun before the expiration of three years from the date of this permission.</li> <li>The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.</li> <li>The site, building, composting w.c., zip wire and associated structures hereby approved, shall be used only for and in connection with Wildlife Experience Ltd (or any other such organisation) which operates from the site undertaking Nature/Environmental Education only. On the site becoming redundant for such purposes, the structures and buildings shall be demolished and all materials resulting from the demolition shall be removed from the site, within 1 year of the date this occurs.</li> <li>Notwithstanding the submitted plan DRG No 6701/01 the colour of the roofing, ridge and barge shall be Anthracite grey.</li> <li>The hedge located adjacent to the highway shall be retained at all times at no lower than 3m from natural ground level as measured from the field side, (not to include any ditch).</li> <li>Details of any external lighting shall be submitted to and approved in writing by the Local Planning Authority prior to it being installed. Such external lighting shall be installed in accordance with the approved details and thereby retained as such unless a variation is subsequently submitted to and approved in writing by the Local Planning Authority.</li> </ol>				
<b>Reasons</b>	<ol style="list-style-type: none"> <li>In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.</li> <li>For the avoidance of doubt and in the interests of proper planning.</li> <li>To safeguard the rural character of the area, the AONB and to ensure the land is returned to its former condition, in accordance with policies COR18 of Mid Devon Core Strategy 2007 and DM29 of Adopted Mid Devon Local Plan Part 3.</li> <li>In order to safeguard the visual amenity of the area/AONB and its rural character and appearance.</li> <li>To ensure the proposed structures are well screened from views into the site, to protect the appearance of the AONB and also to provide a visual buffer to activities within the site.</li> <li>In order to safeguard the visual amenity of the area/AONB and its rural character and appearance.</li> </ol>				
<b>Reasons</b>	<p>The proposal/development is considered to be acceptable. The site is within open countryside and is compatible with its surroundings and will provide a reasonable contribution to the AONB. The benefits of the proposal outweigh any harm there may be to the character and appearance of the AONB. Specific conditions are proposed to deal with the structures and their use. Other conditions are proposed to deal with lights. Therefore, in light of the above, there is no policy conflict and the impact of the proposed development is considered to be acceptable. There are no highway objections. There are no other material considerations that would indicate that planning permission should not be granted in accordance with the development plan, the proposal is in accordance, therefore, with Policies COR2, and COR18 of the Mid Devon Core Strategy 2007, together with Policies DM2, DM4 and DM29 of LPS and the National Planning Policy Framework.</p>				
<b>Reasons</b>	<p>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.</p>				
<b>17/01635/HOUSE</b>	Lurley House Lurley Tverton Devon EX16 9QS	Formation of new vehicular entrance and erection of a garage	PERMIT	DEL	04/12/2017
<b>Conditions</b>	<ol style="list-style-type: none"> <li>The development hereby permitted shall be begun before the expiration of three years from the date of this permission.</li> <li>The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.</li> <li>As specified in correspondence received from the Applicant's agent M Simon Archer of Architectural Services, dated the 3rd November 2017, the surface of the proposed vehicular driveway hereby approved shall be in the form of an aggregate gravel. The driveway shall be constructed and retained in this condition thereafter.</li> </ol>				
<b>Reasons</b>	<ol style="list-style-type: none"> <li>In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.</li> <li>For the avoidance of doubt and in the interests of proper planning.</li> <li>To ensure the use of materials of the driveway are appropriate for the development in order to safeguard the character and appearance of the listed building and its setting in accordance with policy DM27 of the Local Plan part 3 (Development Management Policies).</li> </ol>				
<b>Reasons</b>	<p>The application scheme for the formation of new vehicular entrance and erection of a garage is considered to be acceptable. The proposal would not result in over development of the curtilage and is not considered to have an adverse impact on the living conditions of occupants of the neighbouring properties. The design and scale of the proposed garage, entrance and driveway are considered to result in less than substantial harm to the character and appearance of the listed property and its setting, which is outweighed by the improvements through the removal of the existing garage and safer access arrangements. The proposal is therefore considered to comply with the following policies: COR2 and COR18 of the Mid Devon Core Strategy, DM2, DM4 and DM27 of the Local Plan part 3 (Development Management Policies) and the National Planning Policy Framework.</p>				
<b>Reasons</b>	<p>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.</p>				
<b>17/01636/LBC</b>	Lurley House Lurley Tverton Devon EX16 9QS	Listed Building Consent for demolition of garage and blocking up of existing vehicular entrance	PERMIT	DEL	04/12/2017
<b>Conditions</b>	<ol style="list-style-type: none"> <li>The works hereby permitted shall be begun before the expiration of three years from the date of this consent.</li> <li>The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.</li> <li>As specified in correspondence received from the Applicant's agent M Simon Archer of Architectural Services, dated the 3rd November 2017, the surface of the proposed vehicular driveway hereby approved shall be in the form of an aggregate gravel. The driveway shall be constructed and retained in this condition thereafter.</li> </ol>				
<b>Reasons</b>	<ol style="list-style-type: none"> <li>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.</li> <li>For the avoidance of doubt and in the interests of proper planning.</li> <li>To ensure the use of materials of the driveway are appropriate for the development in order to safeguard the character and appearance of the listed building and its setting in accordance with policy DM27 of the Local Plan part 3 (Development Management Policies).</li> </ol>				
<b>Reasons</b>	<p>The proposal for the demolition of garage and blocking up of existing vehicular entrance at Lurley House, Lurley will not result in significant harm to the character or appearance of the listed building or its setting. On this basis the proposals are considered to be acceptable in accordance with Local Plan Part 3 (Development Management Policies) DM27 and the National Planning Policy Framework.</p>				
<b>17/01653/FULL</b>	1 Hunters Way Culmstock Cullumpton Devon EX15 3HJ	Erection of a dwelling and alterations to vehicular and pedestrian access	PERCON	DEL	07/12/2017
<b>Conditions</b>	<ol style="list-style-type: none"> <li>The development hereby permitted shall be begun before the expiration of three years from the date of this permission.</li> <li>The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.</li> <li>Prior to the provision of the hard surfacing of the proposed parking/turning area, details of the materials proposed for the hard surfacing shall be submitted to the Local Planning Authority and approved in writing. Once approved, the hardstanding shall be constructed as per the details and retained as such.</li> </ol>				
<b>Reasons</b>	<ol style="list-style-type: none"> <li>In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.</li> <li>For the avoidance of doubt and in the interests of proper planning.</li> <li>To ensure the use of materials appropriate to the development in order to safeguard the visual amenities of the area in accordance with Policy DM2 of the Mid Devon Local Plan Part 3 (Development Management Policies).</li> </ol>				
<b>Reasons</b>	<p>The site is located within the defined settlement limit of Culmstock. The proposed dwelling and the design and layout of the site is considered to be appropriate in its context and makes use of the developable site area. The proposal makes sufficient provision for off-street car parking and the access access to the site which is to be utilised is considered to have adequate visibility so as to ensure highway safety. Financial contributions for off-site public open space provision has been made in accordance with Policy ALN13 of the Allocations and Infrastructure Development Plan Document. Consideration has been given to the impact of the development on occupiers of nearby residential properties and other material planning considerations. Therefore it is considered appropriate to recommend approval with conditions necessary to ensure the success of the development in this location. The application is in accordance with Policies COR1, COR2, COR3 and COR13 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2, DM4 and DM8 of the Mid Devon Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.</p>				
<b>Reasons</b>	<p>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.</p>				
<b>17/01656/LBC</b>	Aisha Barton Old Butterleigh Road Silvertown Exeter Devon EX5 4HF	Listed Building Consent for the installation of 2 roof lights on storage barn	REFUSE	DEL	06/12/2017
<b>Reasons</b>	<p>The proposed works will cause harm to the curtilage listed building and also to the greater setting of Aisha Barton. The plain roof will be visually harmed by the insertion of roof lights. Aisha Barton's setting is very traditional and picturesque and it is not considered that these works will preserve that setting. There is no developed justification for the roof lights, nor developed heritage impact assessment and alternative means of creating natural light have not been considered, for example, a gable end window which would be harmful. The less than substantial harm created is not outweighed by any public benefit to the building as privately owned. Therefore the proposal is not in accordance with the Mid Devon Local Plan (Part 3) policy DM27 and the National Planning Policy Framework heritage paragraphs and should be refused consent.</p>				
<b>17/01659/HOUSE</b>	15 Pomeroy Road Tiverton Devon EX16 4LX	Erection of extension following removal of conservatory	PERMIT	DEL	07/12/2017
<b>Conditions</b>	<ol style="list-style-type: none"> <li>The development hereby permitted shall be begun before the expiration of three years from the date of this permission.</li> <li>The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.</li> </ol>				
<b>Reasons</b>	<ol style="list-style-type: none"> <li>In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.</li> <li>For the avoidance of doubt and in the interests of proper planning.</li> </ol>				
<b>Reasons</b>	<p>This application for the erection of an extension is considered to be supportable in policy terms. The proposal in terms of its scale, design and position is considered to be acceptable. The proposal would not result in over development of the curtilage and it is not considered that there would be any significant adverse impacts on the living conditions of occupants of the neighbouring properties. Overall the proposal is considered to comply with the following policies: Mid Devon Core Strategy (Local Plan part 1) COR2, COR13 of the Local Plan part 3 (Development Management Policies) DM2, DM13 and Government advice in the National Planning Policy Framework.</p>				
<b>Reasons</b>	<p>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.</p>				
<b>17/01662/LBC</b>	26 Fore Street Bradrinch Exeter Devon EX5 4NN	Listed Building Consent for the installation of 2 replacement windows on front elevation	PERMIT	DEL	07/12/2017
<b>Conditions</b>	<ol style="list-style-type: none"> <li>The works hereby permitted shall be begun before the expiration of three years from the date of this consent.</li> <li>The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.</li> </ol>				
<b>Reasons</b>	<ol style="list-style-type: none"> <li>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.</li> <li>For the avoidance of doubt and in the interests of proper planning.</li> </ol>				
<b>Reasons</b>	<p>The proposed works will not lead to the loss of any historic fabric. They will reintroduce a more traditional and appropriate style of window to the property and are not considered to cause harm to the listed building or its setting. They will therefore preserve its special architectural, historic and visual interest. The proposal is therefore in accordance with the Mid Devon Local Plan (Part 3) policy DM27 and the National Planning Policy Framework and should be granted consent.</p>				

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/0117/HOUSE	26 Leverlake Close Tiverton Devon EX16 6TS	Erection of single storey extension and conversion of half of garage to study/family room	PERMIT	DEL	07/12/2017
<b>Conditions</b>					
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.					
<b>Reasons</b>					
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.					
<b>Reasons</b>					
he application is for the erection of single storey extension and conversion of half of garage to study/family room at 26 Leverlake Close, Tiverton. The application is considered acceptable in policy terms. The application has demonstrated a sound understanding of the characteristics of the site and its situation within the surrounding area. As mentioned above it is not considered that the proposal will have an adversely negative effect on the privacy and amenity of neighbouring properties. Nor is it considered that the proposal will result in an overdevelopment of the dwelling curtilage. The application and supporting information has shown clear regard for CPO2 and COB 13 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 is acceptable. Therefore the application should be approved subject to conditions.					
<b>Reasons</b>					
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 seeking 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.					
17/01854/PNFG	Land at NGR 278950 96128 Scutch Hill Copse Yeoford Devon	Prior Notification for the erection of a polytunnel for the drying of wood	PDA	DEL	07/12/2017
<b>Reasons</b>					
The proposed polytunnel for the drying of wood is considered to be reasonably necessary to support the forestry activities on the holding to which it relates. The proposed design and siting of the building including the materials to be used are appropriate for the location and the proposal meets with the requirements of Class E, Part 6, Schedule 2, Article 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015. Prior approval is not required.					