

Decision Register

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
1601630FULL	Oak Meadow Silverton Exeter Devon EX5 4HE	Siting of 1 mobile home, 2 motor homes and a compost w.c.	PERCON	COMM	11/12/2017
Conditions					
1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.					
2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.					
3 The site shall not be occupied by persons other than Miss Adele Perrot and her dependents, Mr Peter Perrot and Mrs Sue Perrot and Miss Nina Perrot and her dependents and Mr Nick Van der Kolk.					
4 This permission shall only authorise the use of the application site for the siting thereon of 3 x motor home, 1 x towable caravan (touring type), 1 x mobile home all of which shall comply with the definition of "Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1969 and as amended by the Caravan Sites and Social Landlords Act 1968 (Permissible Additional Purposes) (England) Order 2006 (Definition of Caravan) (Amendment) (England) Order 2006					
5 If the site is no longer required for the permitted use by Miss Adele Perrot or her dependents, Mr Peter Perrot, Mrs Sue Perrot, Miss Nina Perrot or her dependents or Mr Nick Van der Kolk, then any caravans or vehicles associated with the pitches shall be removed from the site within six months of the date of the site no longer being required, along with ancillary buildings or structures, and the site restored to a condition in accordance with an irrevocable to be agreed in writing by the Local Planning Authority.					
6 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development of the types referred to in Class A of Part 2 of Schedule 2, relating to fences, walls, gates and other means of enclosure, shall be undertaken within the application site without the Local Planning Authority first granting planning permission.					
7 No composted matter from either of the two composting toilets on site shall be spread on any land within 50 metres of the bore hole.					
8 A bore hole shall be provided to serve all three pitches of accommodation at Oak Meadow, Hayne Lane, Silverton within six months of the date of the decision notice, or prior to the occupation of the mobile home(s) 3 (the pitch closest to the eastern boundary of the site) which ever is the sooner. Once provided the bore hole shall be retained and made available for use to provide a fresh water supply to all three pitches at the site.					
9 All the existing trees and hedges on the boundaries of the site known as Oak Meadow, Hayne Lane, Silverton (indicated by the blue line on the approved site location plan, shall be retained at a height of no less than 3m from natural ground level. Any trees, hedges or plants that die, become seriously diseased or damaged or are removed shall be replaced within the next planting season with others of similar size and species.					
10 The application site shall not be used for any commercial purposes other than for horticultural or agricultural purposes.					
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 Local Planning Authority is not satisfied that the application site could adequately accommodate travelling show people and their chosen type of business on an unrestricted basis in terms of the potential impact on the local highway network or potential impact on the landscape character or visual amenity of the area. However as the existing and proposed residents occupation of the site is considered to be acceptable, the imposition of a personal consent is considered to be appropriate and to comply with national planning policy for travellers sites, Policy AL/DE/7 of the Allocations and Infrastructure Development Plan Document and Policy DM2 Local Plan Part 3 (Development Management Policies).					
4 For the avoidance of doubt and to concur with the nature of the proposal having regard to the submitted details and to enable the Local Planning Authority to retain control over any possible future development of the site in accordance with Policy COR16 of the Mid Devon Core Strategy (Local Plan Part 1) and Policy AL/DE/7 of the Allocations and Infrastructure Development Plan Document (Local Plan Part 3).					
5 To ensure the site is retained in its pre-development state, given its location in the countryside in accordance with Policy DM2 Local Plan Part 3 (Development Management Policies).					
6 To safeguard the visual amenities of the area in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).					
7 To protect the amenity and the health of the occupants of the site by preventing pollution of the proposed water course in accordance with Policy DM2 and DM7 (LP3).					
8 To ensure the provision of a suitable water supply on the site to serve the three pitches of accommodation.					
9 To protect the visual amenity of the surrounding rural area in accordance with policy DM2 Local Plan Part 3: Development Management Policies.					
10 In the interests of highway safety, to protect the residential amenities of the occupiers of nearby dwellings and to protect the visual amenity of the surrounding rural area in accordance with Policy COR9 of Mid Devon Core Strategy, Policy DM2 of Local Plan Part 3 (Development Management Policies) and the NPPF.					
Reasons					
The applicant and her family currently lawfully occupy the site. The applicant's sister and family are also currently living on the site. The applicant's parents do not currently live on the site. The applicant's parents if living on the site would become the dependents of the application, the care of which would be shared between the applicant and her sister. The applicant's sister and partner have been found to meet the definition of travelling show people as set out in the 2015 amended PPTF. The site is considered to be an acceptable location for a travelling show persons site and there is permanent permission for a single travelling showpersons pitch on the site (restricted to occupancy by the applicant and her dependents). It is considered that the proposed development would have a limited impact on the visual amenity of the area or on the setting of the listed park and garden of the Kilberton estate. The applicant and her family have become integrated with the local community and all the children present on site are regularly attended school. Additionally the Council has no objection to the provision of a public play and traveller site not with the provision of play and traveller sites through the delivery of development of allocated sites. As a result the Council has no alternative site within the district upon which the applicant's sister could be accommodated either on or within a reasonable timescale. On balance it is considered that the needs for the provision of two additional pitches on this site outweigh any harm associated with the impact on the highway and any limited harm to the visual amenity of the area. Therefore it is recommended that planning permission is approved. As the needs of the application relate to the applicant or dependent relatives of the applicant and the second travelling showperson pitch is also related to the provision of accommodation to provide care and assistance to these dependent relatives, it is considered appropriate to impose a personal permission on the site that ensures the two additional pitches are occupied by the family members stated within the application supporting documents. Taking account all material considerations the application meets with the requirements of Policies COR1, COR9, COR12 and COR18 of Mid Devon Core Strategy (Local Plan Part 1), Policy AL/DE/7 of the Allocations and Infrastructure Development Plan Document and Policies DM2 and DM22 of 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.					
1701008FULL	Land at NGR 287528 114356 (Cleave Farm) Templeton Devon	Retention of widened access	PERMIT	DEL	14/12/2017
Conditions					
1 The date of commencement of this development shall be taken as 1st November 2017, the date the application was registered by the Local Planning Authority.					
2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.					
Reasons					
1 In order to establish a legal commencement date for the development to enable the development to be monitored by the Local Planning Authority.					
2 For the avoidance of doubt and in the interests of proper planning.					
Reasons					
The application for the retention of the widened access is considered to be supportable in policy terms. The new access arrangement is required due to the size and nature of agricultural vehicles accessing the farmland from a narrow lane and in turn will help ensure the long term viability of the agricultural business and on this basis it is considered that the development is reasonably necessary to support the farming activity on the holding. Whilst the access with has been doubted in effect, it is not considered that the access as constructed harms the character and appearance of this rural area to a significant degree. It is not considered that the proposal results in any significant adverse impacts on the amenity of nearby occupiers, the environment or highway impacts. Overall the proposal is considered to be compliant with policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2 and DM22 of the Local Plan part 3 (Development Management Policies) and government advice in the National Planning Policy Framework.					
Reasons					
In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included determining the application in a timely fashion. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.					
1701013FULL	Land at NGR 287841 117008 (Gibbet Farm) Rackerford Devon	Retention of widened access	PERMIT	DEL	15/12/2017
Conditions					
1 The date of commencement of this development shall be taken as 1st November 2017, the date the application was registered by the Local Planning Authority.					
2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.					
Reasons					
1 In order to establish a legal commencement date for the development to enable the development to be monitored by the Local Planning Authority.					
2 For the avoidance of doubt and in the interests of proper planning.					
Reasons					
The application for the retention of the widened access is considered to be supportable in policy terms. The new access arrangement is required due to the size and nature of agricultural vehicles accessing the farmland and in turn will help ensure the long term viability of the agricultural business and on this basis it is considered that the development is reasonably necessary to support the farming activity on the holding. Whilst the access with has been doubted in effect, it is not considered that the access as constructed harms the character and appearance of this rural area to a significant degree. It is not considered that the proposal results in any significant adverse impacts on the amenity of nearby occupiers, the environment or highway impacts. Overall the proposal is considered to be compliant with policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2 and DM22 of the Local Plan part 3 (Development Management Policies) and government advice in the National Planning Policy Framework.					
Reasons					
In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included determining the application in a timely fashion. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.					
1701094LBC	Ridge Cottage Church Street Monchard Bishop Criddon Devon EX17 6PU	Listed Building Consent for the installation of 6in-suit to first floor	PERMIT	DEL	14/12/2017
Conditions					
1 The works hereby permitted shall be begun before the expiration of three years from the date of this consent.					
2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.					
Reasons					
1 In accordance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1989 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.					
2 For the avoidance of doubt and in the interests of proper planning.					
Reasons					
The proposed works are considered to be supportable in policy terms as the works are not considered to significantly harm the character, appearance and setting of the listed building. Overall the proposal is considered to be acceptable in accordance with the Mid Devon Local Plan policy DM27 and Government advice in the National Planning Policy Framework.					
1701018FULL	Land and Buildings at NGR 289303 123837 West Tapps Farm Oxbord Devon	Erection of 2 agricultural livestock buildings following demolition of 2 existing agricultural buildings	PERMIT	DEL	11/12/2017
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 development hereby approved shall be carried out in accordance with the mitigation measures as detailed in the Bat and Bird Assessment undertaken by BlueSky Ecology dated October 2017. All approved mitigation measures will be completed in full and thereafter retained.					
Reasons					
1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.					
2 For the avoidance of doubt and in the interests of proper planning.					
3 To ensure the protection of endemism species, under the European Habitats Directive and the Conservation of Natural Habitats and of Wild Fauna and Flora Council Directive 92/43/EEC which is implemented in the UK by the Conservation (Natural Habitats & Conservation) Regulations 1994 (Statutory Instrument No 2716) amended in 2007 and in accordance with policy DM2 of Mid Devon Local Plan Part 3 (Development Management Policies).					
Reasons					
The application for the erection of 2 agricultural livestock buildings following demolition of 2 existing agricultural buildings is considered to be supportable in policy terms. The new buildings are required to house livestock as part of the existing agricultural enterprise, ensuring the long term viability of the business and on this basis it is considered that the development is reasonably necessary to support the farming activity on the holding. Whilst the buildings will be relatively large, the design of the buildings are typical of an agricultural building and it is not considered that it would harm the character and appearance of this rural area. It is not considered that the proposal would result in any significant adverse impacts on the amenity of nearby occupiers. It is not considered that the proposal would result in any adverse environment or highway impacts. Overall the proposal is considered to be compliant with policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2 and DM22 of the Local Plan part 3 (Development Management Policies) and government advice in the National Planning Policy Framework.					
Reasons					
In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included determining the application in a timely fashion. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.					
170101630HOUSE	North Star House Zaal Monachorum Criddon Devon EX17 6DF	Erection of single-storey and two-storey extensions; alterations to fenestration; erection of verandah; replacement garage and formation of new access (Revised scheme)	PERCON	DEL	11/12/2017
Conditions					
1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.					
2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.					
3 Prior to their use on site, samples of the materials to be used for all the external surfaces of the building should be submitted to and approved in writing by the Local Planning Authority.					
4 Prior to demolition of any part of the existing walling, details of the height and construction of the proposed boundary walling at the widened site entrance including details of the materials to be used should be submitted to and approved in writing by the Local Planning Authority.					
5 The extension hereby permitted shall not occupied other than as part of the existing dwelling on the site (referred to as North Star House) and shall in no case be used, let, sold or otherwise disposed of as a separate dwelling.					
6 The recommendations set out in the ecology survey provided by Crossman Associates and dated 17th July 2017 shall be completed with in full during construction of the development hereby approved.					
Reasons					
1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.					

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
<p>2 For the avoidance of doubt and in the interests of proper planning.</p> <p>3 For the avoidance of doubt and in the interest of the appearance of the building and the wider conservation area in accordance with policy DM13 and DM27.</p> <p>4 For the avoidance of doubt and to safeguard the character and appearance of the conservation area in accordance with policy DM27.</p> <p>5 To prevent the creation of accommodation capable of being used as a separate dwelling house and to prevent an over-intensive use of the premises in the interest of the amenity of the locality in accordance with policies COR18 and DM13.</p> <p>6 To safeguard ecological interests as promoted by the NPPF.</p>					
Reasons					
<p>The application for the erection of a single-storey and two-storey extensions; alterations to fenestration; erection of veranda and replacement garage and formation of new access (revised scheme) at North Star House, Zast Morachorum is considered acceptable in policy terms. The development will respect the character, scale 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 adverse impacts on residential amenity. The application will not impact adversely on the setting of the conservation area or nearby heritage assets and is not considered to result in significant adverse impacts to highway safety. Overall the proposal is considered to be in accordance with the following policies COR1, COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2, DM13 and DM27 of the Local Plan part 3 and government advice in the National Planning Policy Framework.</p>					
Reasons					
<p>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 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>					
1701659HOUSE	73 The Waltronds Tiverton Devon EX16 5EF	Erection of porch to allow wheelchair access and storage	PERMIT	DEL	11/12/2017
Conditions					
<p>1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.</p> <p>2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.</p>					
Reasons					
<p>1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.</p> <p>2 For the avoidance of doubt and in the interests of proper planning.</p>					
Reasons					
<p>The scale, appearance and overall design of the porch is considered to be acceptable as it will not have an adverse impact on the street scene, the residential amenity of occupiers of neighbouring properties or have a detrimental impact on the overall appearance of the dwelling, while at the same time improving the accommodation available within the property. The development is in accordance with policy COR2 of Mid Devon Core Strategy (Local Plan part 1) and policies DM2 and DM13 of Mid Devon Local Plan part 3 (Development Management Policies).</p>					
Reasons					
<p>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 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>					
1701674FULL	Land and Buildings at NGR 276649 111338 (Billhole Farm) Puddington Devon	Conversion of 3 barns to 3 dwellings	PERCCON	DEL	14/12/2017
Conditions					
<p>1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.</p> <p>2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.</p> <p>3 Prior to their installation, details of the new external windows and doors including sections and glazing, new roof coverings and new sections of walling shall be submitted to, and approved in writing by, the Local Planning Authority. The conversion shall be completed in accordance with these approved details, and be so retained thereafter.</p> <p>4 Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015 no development of the types referred to in Classes A, B, C, D, E of Part 1, or Classes A, B, C of Part 2 of Schedule 2, relating to extensions, alterations to roofs, porches, sheds and enclosures, and minor operations shall be undertaken within the application site without the Local Planning Authority first granting planning permission.</p> <p>5 The dwellings hereby approved shall not be brought into use until the slurry pit on the land immediately adjacent to the west of the site and as shown on the site location plan has been permanently sealed.</p> <p>6 The dwellings hereby approved shall not be brought into use until the agricultural buildings on the land immediately to the west of the site and as shown on the site location plan have been removed.</p>					
Reasons					
<p>1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.</p> <p>2 For the avoidance of doubt and in the interests of proper planning.</p> <p>3 To ensure the use of materials and detailing appropriate to the development in order to safeguard the character and appearance of the building in accordance with policy DM2 and DM11 of the Mid Devon Local Plan part 3 (Development Management Policies).</p> <p>4 To safeguard the visual amenity of the site and the character and appearance of the building in accordance with Mid Devon Core Strategy (Local Plan 1) COR2 and Local Plan Part 3 (Development Management Policies) DM2 and DM11.</p> <p>5 In the interests of ensuring that the future occupiers of the development are not adversely affected in terms of contamination risks and/or harm to amenity, and in accordance with policy DM2, DM14 and DM7 of Local Plan Part 3 (Development Management Policies).</p> <p>6 In the interests of ensuring that the future occupiers of the development are not adversely affected in terms of contamination risks and/or harm to amenity, and in accordance with policy DM2, DM14 and DM7 of Local Plan Part 3 (Development Management Policies).</p>					
Reasons					
<p>The application is for the conversion of the 3 former agricultural buildings to dwellings set in a self-contained setting served by an existing agricultural access track is considered to be acceptable in policy terms. The buildings are of traditional character and are considered to contribute to the rural character of the area. The existing access arrangements are considered to be acceptable. It has been demonstrated that the building can be converted without significant extension, alteration or rebuilding and it is considered that the scheme retains the original character of the buildings. It has been demonstrated that an appropriate level of amenity and parking can be provided for future occupiers subject to requirements of the recommended conditions (removal of adjacent agricultural storage buildings and sealing of the existing slurry pit) and the proposal will not cause harm to the amenity of the neighbouring area. The applicant has made the appropriate contribution in accordance with policy ALIN3 Overall it is considered that the proposal is acceptable in accordance with the following policies: COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), Local Plan Part 3 (Development Management Policies) DM1, DM2, DM13 and DM7 of Local Plan Part 3 (Development Management Policies) DM1, DM2, DM8, DM14 and DM14 and government advice in the National Planning Policy Framework.</p>					
Reasons					
<p>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 been completed in a timescale agreed with the applicant. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.</p>					
1701689OUT	Land at NGR 276002 101636 (Guscotts Farm) Copplestone Devon	Outline for the erection of an agricultural worker's dwelling	PERCCON	DEL	12/12/2017
Conditions					
<p>No development shall begin until detailed drawings to an appropriate scale of the access, layout, scale and appearance of the building, and the landscaping of the site (hereinafter called the Reserved Matters) have been submitted to and approved in writing by the Local Planning Authority.</p> <p>2 Application(s) for approval of all Reserved Matters shall be made to the Local Planning Authority before the expiration of one year from the date of this permission.</p> <p>3 The development hereby permitted shall be begun before the expiration of one year from the final date of the approval of all the Reserved Matters.</p> <p>4 The occupancy of the dwelling shall be limited to a person solely or mainly working, or sea working in the locality in agriculture (as defined by section 336B) of the Town and Country Planning Act 1990 or in forestry, or a relative or adviser of such a person, or any dependants.</p> <p>5 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 District Planning Authority.</p> <p>6 Prior to their use on site, samples of the materials to be used for all the external surfaces of the building should be submitted to and approved in writing by the Local Planning Authority.</p> <p>7 If during development, contamination is found to be present at the site then no further development, unless otherwise given prior written approval by the Local Planning Authority, shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority, a Method Statement detailing how this unpermitted contamination shall be dealt with and mitigated.</p>					
Reasons					
<p>1 The application was submitted as an outline application in accordance with the provisions of article 4 & 5 of The Town & Country Planning (Development Management Procedure) Order 2015 and the National Planning Policy Framework.</p> <p>2 To allow the accommodation to be provided quickly as it is required in connection with an existing agricultural enterprise where it has been established that there is a current essential need for permanent accommodation on the site in accordance with Policy COR18 of the Mid Devon Core Strategy 2007 and Policy DM10 of the Local Plan Part 3.</p> <p>3 To allow the accommodation to be provided quickly as it is required in connection with an existing agricultural enterprise where it has been established that there is a current essential need for permanent accommodation on the site in accordance with Policy COR18 of the Mid Devon Core Strategy 2007 and Policy DM10 of the Local Plan Part 3.</p> <p>4 The site is located outside defined settlement limits in the open countryside, where national and local planning policy requires that there is an essential need for workers to live at or near their place of work in accordance with policy Core 18 of the Mid Devon Core Strategy, policy DM10 of the Local Plan Part 3 and National Policy in the National Planning Policy Framework.</p> <p>5 To ensure, in accordance with paragraph 141 of the National Planning Policy Framework (2012) and the supporting text in paragraph 0.3 of the Mid Devon Local Plan Part 3: Development Management Policy DM27 (2015), that an appropriate record is made of archaeological evidence that may be affected by the development.</p> <p>6 To ensure the use of materials appropriate to the development in order to safeguard the character and appearance of the countryside in accordance with Mid Devon Core Strategy (Local Plan 1) COR2, COR18 and Local Plan Part 3: (Development Management Policies) DM2.</p> <p>7 In the interests of addressing contamination issues which may affect human health and the wider environment in accordance with the National Planning Policy Framework.</p>					
Reasons					
<p>This application seeks outline planning permission for the siting of an agricultural workers dwelling at Guscott Farm. An agricultural appraisal has been submitted which demonstrates the circumstances at the holding and confirms that there is an essential need for an agricultural workers dwelling at site as proposed. The application site is within sight and sound of the farm complex and is considered to be a suitable location for a dwelling, and a condition is recommended to restrict the occupation of the dwelling to an agricultural worker. Given the location of the dwelling, and the terms of the condition recommended it is not considered necessary to allocate the proposed dwelling to the leading area. At this stage (outline with all matters reserved) there are no highway safety issues and/or concerns regarding flood risk. On this basis the proposed accords with the following policies: COR1, COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), ALIN3 of the AIDPD and DM1, DM2, DM8, DM10 and DM27 of Mid Devon Local Plan part 3 (Development Management Policies), and guidance in the NPPF.</p>					
Reasons					
<p>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 determining the application in a timely manner. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.</p>					
1701705PNCQU	Land and Buildings at NGR 290600 119277 (Wharfedale Farm) Stoodleigh Devon	Prior notification for the change of use of agricultural building to dwelling under Class Q	RPA	DEL	14/12/2017
Reasons					
<p>1 On the balance of probabilities the Local Planning Authority does not consider that the building was in a solely agricultural use on the relevant date and has evidence that the building has not subsequently been in agricultural use, as it was being used for an equitation use, namely stabling horses. The building is therefore not a qualifying building under the Act, as Class Q concerns a change of use from a site an agricultural building which the building is not. Therefore the permitted development rights set out in Class Q of Part 3, Schedule 2 of The Town and Country Planning (General Permitted Development Order) 2015 are not applicable to this site. Planning permission is required for the proposed development.</p> <p>2 The Local Planning Authority considers the extent of works necessary to convert part of the building would be so extensive and significant that the works are considered to be a fresh build and therefore could not be reasonably classed as a conversion as allowable by Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015. In addition, insufficient information has been provided to demonstrate that the building can change use without the addition of new structural elements. Therefore the proposal is not considered to permitted development as allowable by Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015.</p> <p>3 In the opinion of the Local Planning Authority, the proposed change from agricultural use to a dwelling would be undesirable and impractical due to its siting as it is in very close proximity to the remainder of the building that has a lawful use as an agricultural building. The dwelling would have unsatisfactory living conditions for the prospective residents in terms of noise and general disturbances from vehicle movements and these cannot be satisfactorily controlled.</p>					
1701724LBC	West Leigh Farmhouse West Leigh Coldridge Creadon Devon EX17 6BL	Listed Building Consent for patching of existing render; installation of replacement windows and external doors; repairs to chimney; whitewashing of ridge and installation of external lighting	PERMIT	DEL	14/12/2017
Conditions					
<p>1 The date of commencement of this development shall be taken as the 19th October 2017 when the application was registered by the Local Planning Authority.</p>					
Reasons					
<p>1 In order to establish a legal commencement date for the development to enable the development to be monitored by the Local Planning Authority.</p>					
Reasons					
<p>The proposals for repair and replacement of fabric beyond reasonable repair and using traditional methods and materials are in the long term interests of the maintenance of the listed building. Overall the proposal is considered to be acceptable in accordance with the Mid Devon Local Plan policy DM27 and Government advice in the National Planning Policy Framework.</p>					
1701771HOUSE	Avilton Hale Road Bradninch Exeter Devon EX5 4QZ	Retention of free standing roof to cover hot tub	PERMIT	DEL	14/12/2017
Conditions					
<p>1 The date of commencement of this development shall be taken as 31st October 2017, the date the application was registered by the Local Planning Authority.</p> <p>2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.</p>					
Reasons					
<p>1 In order to establish a legal commencement date for the development to enable the development to be monitored by the Local Planning Authority.</p> <p>2 For the avoidance of doubt and in the interests of proper planning.</p>					
Reasons					
<p>The scale, appearance and overall design of the free standing roof to cover the hot tub is considered to be acceptable as it does not have an adverse impact on the street scene, the residential amenity of occupiers of neighbouring properties or have a detrimental impact on the overall appearance of the dwelling, while at the same time improving the accommodation available at the property. The development is in accordance with policy COR2 Mid Devon Core Strategy (Local Plan Part 1) and policies DM2 and DM13 of Mid Devon Local Plan Part 3 (Development Management Policies).</p>					
Reasons					
<p>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 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>					

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
1701844LBC	Lower Granary Knowle Farm Knowle Crediton Devon EX17 5BX	Listed Building Consent for the conversion of 2 apartments to form 1 dwelling, incorporation of existing single storey lean-to to form ground floor extension, and hard and soft landscaping (Revised scheme)	PERCON	DEL	15/12/2017

Conditions

1. The works hereby permitted shall be begun before the expiration of three years from the date of this consent.
2. The development hereby permitted shall be carried out in accordance with the approved plans (other than where varied by Condition 3 of this permission) listed in the schedule on the decision notice.
3. Prior to their use on site, samples of the roof material and doors to the lean-to including colour and finish, shall be submitted to and approved in writing by the Local Planning Authority. No other materials other than the approved materials shall be used without the prior written approval of the Local Planning Authority.

Reasons

1. In accordance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt and in the interests of proper planning.
3. To ensure the use of appropriate materials in order to safeguard the character and appearance of the listed building in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM2, DM15 and DM27 of the Local Plan Part 3 (Development Management Policies).

Reasons

The proposed works are considered to be supportable in policy terms as the works are not considered to significantly harm the character, appearance and setting of the listed building. Overall the proposal is considered to be acceptable in accordance with Policy DM27 of the Local Plan Part 3 (Development Management Policies) and Government advice in the National Planning Policy Framework.