

Decision Register

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/01285/FULL	Land and Buildings at NGR 285687 110344 Hill Farm Pennymoor Devon	Conversion of agricultural outbuilding to dwelling	PERCON	DEL	21/12/2017

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 installation, details and a sample of the proposed roofing material shall be submitted to and approved in writing by the Local Planning Authority, the approved material shall be so used and retained thereafter.
- 4 Prior to installation, details and a sample of the proposed timber boarding/cladding shall be submitted to and approved in writing by the Local Planning Authority, the approved material shall be so used and retained thereafter.
- 5 Prior to their installation and alteration, details of the new external doors/door frames/windows/rooflights including sections, mouldings and profiles, finishes and glazing shall have been submitted to, and approved in writing by, the Local Planning Authority. Installation and alteration of the doors/doorframes/windows/rooflights/lightwells shall be in accordance with these approved details, and be so retained thereafter.
- 6 No installation works for any flues, venting, pipework or rainwater goods shall begin until details of any venting and pipe work, including rainwater goods have been submitted to, and approved in writing by, the Local Planning Authority. Such flues, venting, pipework and rainwater goods shall be installed in accordance with these approved details, and shall be so retained.
- 7 Prior to the first occupation of the development hereby approved, or part thereof, two parking spaces shall be provided in accordance with the approved Block Plan, amendment Oct 17 A, received by the Local Planning Authority on the 31st of October 2017. The parking spaces shall be retained as such thereafter.
- 8 Prior to the first occupation of the dwellinghouse hereby approved an acoustic fence shall be erected along the Western boundary of the amenity area, prior to its erection the details of the acoustic fence shall be submitted to and approved in writing by the Local Planning Authority. Once provided, the approved fence shall be so retained thereafter.
- 9 The windows on the west elevation of the proposed dwelling shall be obscure glazed and fixed shut and shall be retained as such thereafter.
- 10 The recommendations of the submitted Ecological Survey Report by Ecological Consultant David Willis dated the 17th of July 2017 shall be adhered to.
- 11 Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) Amendment (No.2) Order 2008 (or any Order revoking and re-enacting that Order with or without modification) no development of the types referred to in Classes A, B, C, D, E of Part 1 and Class A of Part 2 relating to the enlargement of the dwellinghouses, including porches, provision of windows and other openings, roof alterations, outbuildings, and the construction or alteration of gates, fences and walls shall be undertaken within the dwelling curtilage without the Local Planning Authority first granting planning permission.

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
3		To ensure the use of materials appropriate to the development/works in order to safeguard the visual amenities of the area, and the character and appearance of the building in accordance with COR2, DM2, DM11.			
4		To ensure the use of materials appropriate to the development/works in order to safeguard the visual amenities of the area, and the character and appearance of the building in accordance with COR2, DM2, DM11.			
5		To ensure the use of materials appropriate to the development/works in order to safeguard the visual amenities of the area, and the character and appearance of the building in accordance with COR2, DM2, DM11.			
6		To ensure the use of materials appropriate to the development/works in order to safeguard the visual amenities of the area, and the character and appearance of the building in accordance with COR2, DM2, DM11.			
7		To ensure there is adequate parking to serve the dwelling created and in the interests of maintaining the visual amenities of the area and the character and appearance of the building in accordance with policies DM2, DM8, DM11 and DM27.			
8		To ensure the amenity of the future occupiers is protected in respect of noise, in accordance with DM2 and DM7.			
9		To ensure the privacy and residential amenity of the occupiers of the neighbouring dwelling is protected in accordance with DM2.			
10		To ensure the proposal preserves the ecological interests present on the site in accordance with DM2.			
11		To safeguard the character, appearance, integrity and setting of this local heritage asset, and to ensure the development makes a positive contribution to the character and amenity of the area, in accordance with policies DM2, DM11 and DM27.			

Reasons

The proposed conversion is considered to be the appropriate conversion of a substantial rural building that positively contribute towards the area's rural character. The dwelling to be provided has a suitable existing access, the conversion works can be accommodated without significant alteration, extension or rebuilding, the design will retain and enhance the buildings rural character and the development will retain the nature conservation interests on the site. As such, it is considered that the proposed development is in accordance with policies DM2, DM8, DM11, DM14 and DM15 of the Local Plan Part 3 (Development Management Policies), COR2 of the Mid Devon Core Strategy 2007 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 negotiation and discussions. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

17/01416/FULL	Land at NGR 273400 108476 (Adjacent to Sandhurst) Lapford Devon	Erection of a dwelling and garage (Revised Scheme)	PERCON	DEL	19/12/2017
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Conditions

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
3		No other part of the development hereby approved shall begin until Eastington Lane has been widened across the site frontage and provided with a footway a minimum width 1.8metres and a maximum gradient of 1 in 12 across the site frontage, in accordance with the alignment indicated on drawing number 2a, along with any retention works, street lighting and drainage, all in accordance with a construction specification that shall previously have been submitted to and approved in writing by, the Local Planning Authority. Following their provision, such widened highway and footway shall be retained and maintained for that purpose at all times.			
4		Following the provision of the development as set out by Condition 3 of this consent the access to the site must be provided in accordance with details set out on plan 2a and in accordance with condition 6 of this consent, prior to any other works associated with the construction of the dwelling itself. Following its provision, such access shall be permanently retained and maintained for that purpose.			
5		Unless otherwise agreed in writing by the Local Planning Authority, the access shall be constructed level with Eastington Lane for the first 4 metres back from the realigned edge of the carriageway and the remainder of the driveway, parking and turning areas shall have a gradient not exceeding 1 in 10.			
6		The site access shall be provided with visibility splays for pedestrians measuring 1.5m back along the drive from the back of the footway and extending to a point 1.5m along the inside edge of the footway either side of the drive with no obstruction greater than 600mm above the footway which shall thereafter be maintained to that standard.			
7		The site access shall be hardened, surfaced, drained and maintained thereafter to the satisfaction of the Local Planning Authority, provision shall be made within the site for the disposal of surface water so that none drains on to any County Highway.			
8		Prior to occupation of the dwelling hereby approved, a plan indicating the height, positions, design, materials, plants, trees and type of boundary treatment to be erected shall be submitted to, and approved in writing by the Local Planning Authority along with a timescale for its implementation. The boundary treatment so approved shall be complete in accordance with the approved details and shall be so retained.			
9		Prior to occupation of the dwelling hereby approved, the 1.8m high obscure glazed panel to the west elevation of the sun terrace, as shown on drawing number 1b, shall be provided and retained as such in perpetuity.			
10		No hard landscaping works in the areas shown on the approved plan(s) with regard to the access and parking areas shall begin until samples of the surfacing materials to be used in those areas have been submitted to, and approved in writing by, the Local Planning Authority. Such approved works shall then be carried out before the development hereby permitted is first brought into its permitted use, (in any phase) and shall be so retained.			
11		No work shall be carried out on the site on any Sunday, Christmas Day or Bank Holiday or other than between the hours of 0730 and 1800 hours on Monday to Fridays and 0800 and 1300 on Saturdays.			
12		Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification) no development of the types referred to in Classes [A, B, C, D, E, F, G] of Part 1, or Classes [A, B] of Part 2 of Schedule 2 relating to fences, gates, or other structures within the curtilage of the building shall be undertaken within the application site without the Local Planning Authority first granting planning permission.			

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 In the interest of highway safety.
- 4 In the interest of highway safety.
- 5 In the interest of highway safety.
- 6 To safeguard pedestrians by providing adequate visibility.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
7		In the interest of public safety and to prevent damage to the highway.			
8		To safeguard the character and amenities of the area in accordance with policies DM2 of the Local Plan part 3.			
9		To prevent overlooking to the neighbouring occupier in accordance with policy DM2 of the local plan part 3 (Development Management Policies).			
10		To ensure the use of materials appropriate to the development in order to safeguard the visual amenities of the area and the character and appearance of the building(s) to be provided in accordance with Mid Devon Core Strategy (Local Plan Part 1) COR2 and Mid Devon Local Plan part 3 (Development Management Policies) policies DM2 and DM14.			
11		To protect the amenity of neighbouring occupiers.			
12		To safeguard the visual amenity of the site and the amenity of neighbouring occupiers in accordance with policies COR2 of the Mid Devon Core Strategy (Local Plan part 1), DM2 and DM14 of the Local Plan part 3 (Development Management Policies).			

Reasons

The application for the erection of a dwelling and garage is considered to be supportable in policy terms. The site is located within the settlement boundary of Lapford and therefore the principal of new residential development is acceptable as demonstrated by a number of earlier approvals on the site. The proposed dwelling and detached garage are considered to be of an appropriate scale, design and siting within the plot, and would have an acceptable impact on the character and appearance of the area and the street scene. The proposed access arrangements are considered to be acceptable in highway safety and movement terms. It is not considered that the application scheme will adversely affect the living conditions of the occupiers of neighbouring properties to the extent which would justify refusing planning permission. Appropriate contributions have been secured in respect of public open space and air quality. Overall the proposal is considered to comply with the following policies COR1, COR2, COR9 and COR17 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2, DM8 and DM14 of the Local Plan part 3 (Development Management Policies), AL/IN/3 and AL/CRE/8 of the Local Plan part 2 (AIDPD) 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 negotiations and discussions. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

17/01518/FULL	Land at NGR 294609 111417 Aubyns Wood Rise Tiverton Devon	Erection of 2 dwellings with car parking and associated landscaping	PERCON	DEL	19/12/2017
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Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 Prior to their use on site, a materials schedule that provides details of the materials to be used for all the external surfaces of the dwellings shall have been submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved materials and be so retained.
- 4 The development shall be carried out strictly in accordance with the details included in the arboricultural report prepared by Advanced Arboriculture, received 12th October 2017, including the retention of trees that are indicated on the plans and arboricultural data tables to be retained.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
5		The surface water drainage of the site shall be designed as to prevent the discharge of surface water onto any highway.			
6		The development hereby permitted shall be carried out strictly in accordance with the Tree Protection Plan included within the Arboricultural Report prepared by Advanced Arboriculture and received 12th October 2017.			
7		Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development of the types referred to in Classes A, B, C, D, E and F of Part 1, or Class A of Part 2 of Schedule 2 relating to the enlargement, improvement or other alteration of a dwellinghouse, addition or alteration to the roof, erection of a porch outside any external door, provision within the curtilage of the dwellinghouse of any building or enclosure, swimming or other pool, container for domestic heating purposes for storage of oil of liquid petroleum gas, provision of a hard surface or the erection of a gate, fence wall or other means of enclosure, shall be undertaken within the application site without the Local Planning Authority first granting planning permission.			
8		Notwithstanding the detail/annotation shown on plan AWR-S1 Rev 5.0 regarding the provision of a 1.8m high close boarded fence on the western boundary of the application site, prior to the first occupation of the dwellings hereby permitted a plan indicated the position, type and height of all boundary treatments shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatments installed shall be in accordance with the approved details and be so retained.			

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the use of materials appropriate to the development in order to safeguard the visual amenities of the area in accordance with: Mid Devon Core Strategy (Local Plan 1) COR2, Local Plan Part 3 (Development Management Policies) DM2 and DM15.
- 4 In the interest of the visual amenity of the area in accordance with policy DM2 of the Local Plan Part 3 (Development Management Policies).
- 5 To prevent damage and to restrict the surface water running onto the highway in the interests of highway safety.
- 6 In the interest of the visual amenity of the area in accordance with policy DM2 of the Local Plan Part 3 (Development Management Policies).
- 7 To protect the visual amenity of the street scene and surrounding area, the amenities associated with the new dwellings and to protect the privacy and amenity of occupiers of nearby residential properties in accordance with policy DM2 Local Plan Part 3 (Development Management Policies).
- 8 For the avoidance of doubt and to protect the visual amenity of the street scene and surrounding area and to protect the trees protected surrounding the site in accordance with policy DM2 Local Plan Part 3 (Development Management Policies).

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/01570/FULL	Land and Buildings at NGR 317188 116575 (Willtown Farm) Clayhidon Devon	Change of use of land and conversion of former agricultural building to form 1 dwelling	PERCON	DEL	20/12/2017

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 No development shall begin until a schedule of works required to secure the safety and stability of the building during the conversion period has been submitted to and approved in writing by the Local Planning Authority. Such works shall include measures to support any wall or vertical surface, to support any floor, roof or horizontal surface, and to provide protection for the building against the weather during the progress of the works. The agreed schedule shall be strictly adhered to during the conversion of the works.
- 4 Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) Order 2015 as amended by the Town and Country Planning (General Permitted Development) Amendment (No.2) Order 2016 (or any Order revoking and re-enacting that Order with or without modification) no development of the types referred to in Classes A, B, C, D, E, F, G, H of Part 1, or Classes A, B, C, D, E, F of Part 2 of Schedule 2, relating to all proposed development within these classes, shall be undertaken within the application site without the Local Planning Authority first granting planning permission.
- 5 Prior to the use of any above ground materials first being used on site a detailed schedule and specification of all external materials and finishes (including but not exclusively windows, external doors, render colour and texture), has been submitted to and approved in writing by the local planning authority. The development shall be implemented strictly in accordance with the approved details and maintained as such.
- 6 The roof covering of the development hereby permitted shall be of natural slate a sample and or details of the type and size of natural slate shall be submitted to, and be approved in writing by the Local Planning Authority prior to its use on the building(s). Such approved slate shall be so used and retained.
- 7 No hardsurfacing/landscaping works in the areas shown on the approved plan(s) shall begin until details or samples(with clear identification) of the surfacing materials to be used in those areas have been submitted to, and approved in writing by, the Local Planning Authority. Such approved works shall then be carried out before the development hereby permitted is first brought into its permitted use, and shall be so retained.
- 8 Prior to the first occupation of any unit of the development there shall have been submitted to, and been approved in writing by, the Local Planning Authority a plan indicating the height, positions, design, materials and type of boundary treatment to be erected on the site and a timescale for its implementation. The boundary treatment so approved shall be completed in accordance with the approved details and shall be so retained.
- 9 The building to be demolished as shown on drawing number 2233-PL-04 shall be so demolished prior to the first occupation of the proposed dwelling. All residue materials resulting from the demolition of the adjacent building on site, and which are not to be recycled on site, shall be removed from the site within one calendar month from the date on which the demolition is completed.

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 safety and stability of the building during conversion, as this permission relates to a conversion and not a reconstruction of the building in accordance with Mid Devon Core Strategy 2007 COR2 Adopted Mid Devon Local Plan Part 3 DM1, DM2, DM29.
- 4 To ensure the development respects the sensitive nature of the AONB and maintains the character of the building and site within the protected landscape.

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- 5 To ensure the use of materials appropriate to the development in order to safeguard the character and appearance of the building and the AONB.
- 6 To ensure the use of materials appropriate to the development in order to safeguard the character and appearance of the building and the AONB.
- 7 To ensure the use of materials appropriate to the development in order to safeguard the character and appearance of the building and the AONB.
- 8 To ensure the use of materials and plants appropriate to the development in order to safeguard the character and appearance of the building and the AONB.
- 9 To safeguard the character and appearance of the AONB.

Reasons

The National Planning Policy Framework establishes the principle that the reuse of redundant or disused buildings in the open countryside as dwellings, could be considered acceptable, and policy DM11 of the Local Plan part 3 reflects this guidance. To be converted to a dwelling, policy DM11 only applies if the existing building positively contributes to the area's rural character. It is considered that the proposed does positively contribute to the rural character of the area. The works to the building are considered to respect the character of the building and the surrounding rural environment, and will not adversely affect the amenities and living conditions of any neighbouring properties or the adjacent listed building or the AONB. The proposed access arrangements are considered acceptable. The proposal is not considered to cause harm to nature conservation interests in the local area. Contributions towards public open space are to be provided. The proposal is therefore considered to comply with policies COR1, COR2 and COR18 of Local Plan Part 1 (Core Strategy); policies DM1, DM2, DM8, DM11, DM15, and DM29 of Local Plan Part 3 (Development Management Policies) and policy AL/IN/3 of AIDPD.

Reasons

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

17/01644/FULL	Land at NGR 304077 116262 Great Landside Westleigh Devon	Erection of agricultural building (557 sq.m.) for use as covered silage clamp	PERMIT	DEL	19/12/2017
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Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 The highlight steel cladding shall be a colour similar to that of the existing barns the building will be close to (Dark muted green or grey).

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 In order to ensure the building is seen to assimilate with the other agricultural buildings.

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Reasons

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

Reasons

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

17/01650/LBC	Partridge Hole Woolfardisworthy Crediton Devon EX17 4RY	Listed Building Consent to create bedroom in loft including new window, new window in kitchen refurbishment of existing windows and move storeroom door	PERCON	DEL	19/12/2017
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Conditions

- 1 The works hereby permitted shall be begun before the expiration of three years from the date of this consent.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 Prior to commencement of the works hereby approved, a detailed schedule of works shall be submitted to and approved in writing by the local planning authority.
- 4 Prior to its construction and installation, details of the design of the approved boot room door including sections, mouldings and profiles shall be submitted to and approved in writing by 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 In order to ensure that the works are appropriate in materials and detailing and that the approved alterations do not cause harm to the historic fabric of the listed building.
- 4 In order to ensure that the new door has a design that is reflective of and appropriate to the style and age of the listed building.

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Reasons

The proposed works will result in less than substantial harm to the fabric of the listed building, and in the case of the works required to create the additional bedroom in the loft area these will reverse later phases of change. However, the works will create a more suitable and viable form of accommodation for the use of the building as a family home and therefore given the minimal harm that would be arising the works are considered to be justified and reasonable. Therefore the proposal is considered to be in accordance with the Mid Devon Local Plan (Part 3) policy DM27 and the National Planning Policy Framework.

17/01663/FULL	Whitnage Methodist Church Whitnage Devon	Change of use of existing chapel to dwelling	PERCON	DEL	19/12/2017
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Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) Order 2015 as amended by the Town and Country Planning (General Permitted Development) Amendment (No.2) Order 2016 (or any Order revoking and re-enacting that Order with or without modification) no development of the types referred to in Classes A, B, C, D, E, F, G H of Part 1, or Classes A, B, C, D, E, F of Part 2 of Schedule 2, relating to fences, gates, extensions or structures, shall be undertaken within the application site/dwelling curtilage without the Local Planning Authority first granting planning permission.
- 4 Prior to the installation of windows and doors working details of the new external doors/door frames/windows/rooflights, including sections, mouldings and profiles, finishes and glazing have been submitted to, and approved in writing by, the Local Planning Authority. Installation of the doors/doorframes/windows/rooflights shall be in accordance with these approved details, and be so retained.
- 5 Prior to first occupation details of the location, type and number of bat boxes along with a time scale for their installation are to have been submitted to, and approved in writing by, the Local Planning Authority. Installation of the bat boxes shall be in accordance with these approved details be so retained.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To safeguard the character and appearance of the building and the character and appearance of the area in accordance with Policies DM2, of the Local Plan Part 3.
- 4 To ensure the use of materials and detailing appropriate to the development/works, in order to safeguard the visual amenities of the area and character and appearance of the building in accordance with Adopted Mid Devon Local Plan Part 3 DM1, DM2, DM27.
- 5 To ensure that there is a bio diversity uplift to the site and area following conversion.

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Reasons

The National Planning Policy Framework establishes the principle that the reuse of redundant or disused buildings in the open countryside as dwellings, could be considered acceptable, and policy DM11 of the Local Plan part 3 reflects this guidance. To be converted to a dwelling, policy DM11 only applies if the existing building positively contributes to the area's rural character. It is considered that the Brick built Methodist chapel/church does positively contribute to the rural character of the area. The works to the building are considered to respect the character of the building and the surrounding rural environment, and will not adversely affect the amenities and living conditions of any neighbouring properties. The proposed access arrangements are considered acceptable. The proposal is not considered to cause harm to nature conservation interests in the local area. Contributions towards public open space are to be provided. The proposal is therefore considered to comply with policies COR1, COR2 and COR18 of Local Plan Part 1 (Core Strategy); policies DM1, DM2, DM8, DM11, DM15, and DM27 of Local Plan Part 3 (Development Management Policies) and policy AL/IN/3 of AIDPD.

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.

17/01666/FULL	Land and Buildings at NGR 289012 116048 (Adjacent Sky End) Templeton Devon	Change of use of land to residential garden and erection of a garage	PERMIT	DEL	21/12/2017
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Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) Amendment (No.2) Order 2008 (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 relating to the construction or alteration of gates, fences and walls shall be undertaken within the permitted garden area without the Local Planning Authority first granting planning permission.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To safeguard the character, appearance, and rural setting, and to ensure the development makes a positive contribution to the character and amenity of the area, in accordance with polices COR18 and DM2.

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Reasons

The proposed change of use of agricultural land to residential garden and the erection of a garage is considered to be acceptable in policy terms. The agricultural land changing use adjoins the curtilage of the converted dwellinghouse and is not considered to result in the unacceptable loss of agricultural land. The proposed garage is considered to be an acceptable design and will have a limited impact within the surrounding landscape. The proposed garage is considered to respect the character, scale, setting and design of the building being converted to a dwellinghouse, will not result in over development and will not have an adverse impact on the living conditions of occupants of neighbouring properties. Overall the proposal is considered to be in accordance with policies COR2 and COR18 of the Mid Devon Core Strategy, DM1, DM2, DM3, DM8, DM13 and DM14.

Reasons

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

17/01673/FULL	Land and Buildings at NGR 314188 113320 (Culmbridge Farm) Culmbridge Road Hemyock Devon	Erection of an agricultural livestock building	PERMIT	DEL	19/12/2017
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Conditions

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

Reasons

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

Reasons

The proposed agricultural building by virtue of its scale, design and location is not considered to materially harm the privacy or amenity of the occupiers of any nearby dwelling and is compatible with the surrounding area in terms of its agricultural use. Although relatively large, the proposal is sufficiently screened by the existing agricultural buildings and would provide appropriate agricultural use to the holding without adversely affecting the character and appearance of the AONB. As such the proposal is considered to comply with policies DM1, DM2, DM22 and DM29 of Mid Devon 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 determining the application in a timely fashion. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/01694/FULL	Masstock Arable (UK) Ltd The Agronomy Centre Willand Cullompton Devon EX15 2RF	Replacement of existing office building and associated works including alterations to car park area	PERMIT	DEL	20/12/2017

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 application site including any building(s) thereon shall be used for B1 office use associated with the existing business and for no other purpose (including any purpose in Class B8, D1, C3, A1, A2 and A3 of the Schedule to The Town and Country Planning (Use Classes) Order 1987 (as amended)), or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.
- 4 The external finishes of the development hereby permitted shall match in material, colour, style, and texture those of the existing neighbouring building and be so retained.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the site remains in use with the approved business as the site is not considered at present to be appropriate location for an unrestricted business park, and to prevent unnecessary traffic from being attracted to the site. in accordance with Adopted Mid Devon Local Plan Part 3 DM20.
- 4 To ensure the use of materials appropriate to the development in order to safeguard the visual amenities of the area and character and appearance of the building in accordance with Adopted Mid Devon Local Plan Part 3 DM2.

Reasons

Subject to conditions, the proposal is considered to amount to an appropriate form of development for this site. The proposals siting, design, scale and use will not harm the rural character of the area. Also, it is considered that the proposal benefits with a satisfactory access and on-site vehicle parking and manoeuvring. The proposal will be sufficiently distant from residential properties in the locality to have no significant effect on the residential amenities. The impact of the development on the adjacent units has been considered and subject to conditions it is considered that the proposal will not adversely affect the amenity of these facilities. Consequently the proposal is considered to comply with Policies DM2, DM8, and DM20 of the Local Plan Part 3 and Mid Devon Core Strategy (Local Plan Part 1) COR2 and COR18 and the National Planning Policy Framework.

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/01698/FULL	Oaklands Stockleigh Pomeroy Crediton Devon EX17 4BH	Change of use of land for the siting of a holiday caravan	PERCON	DEL	18/12/2017

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 Only one caravan shall be sited on the application site at any time, such caravan to meet the definition of caravan set out in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968.
- 4 (i) The caravan shall be occupied for holiday purposes only. (ii) The caravan shall not be occupied as a person's sole, or main, place of residence. (iii) The owners/operators shall maintain an up-to-date register of the names of all occupiers of the holiday accommodation unit (caravan) on the site and of their main home addresses and shall make this information available at all reasonable times to the Local Planning Authority.
- 5 The caravan hereby approved shall only be occupied for holiday purposes only. On its becoming redundant for such purposes, it shall be demolished and all resultant materials removed from the site within 1 year of it becoming redundant for its approved use.

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 development has been assessed on the basis of only one caravan being sited on the site and they site may not be suitable for additional holiday accommodation.
- 4 The site is outside of defined settlement limits in the open countryside, where permanent dwellings with unrestricted occupation would be contrary to adopted planning policy, however the application is considered to be in accordance with policy DM24 of the Local Plan part 3 (Development Management Policies).
- 5 To ensure removal of the cabin if no longer required for holiday occupation in order to protect the character, appearance and general amenity of the area of countryside in accordance with policy COR18.

Reasons

The application for the change of use of land for the siting of a holiday caravan is considered to be supportable in policy terms. The site is located in the countryside. The applicants are seeking to provide a quiet getaway for families or groups wishing to enjoy the local area. There is likely to be some economic benefit to local businesses including the nearby farm shop and pubs within the surrounding area. It is considered, on balance, that sufficient justification has been provided to support the provision of the holiday caravan in this location. The proposed caravan will be cut into the rising level of the land which will help mitigate its visual impact. The likely additional traffic arising from the holiday use is not considered to be significant and unlikely to result in any significant adverse impacts on the local highway network. It is not considered that the proposal would result in any significant adverse impacts on the amenity of neighbouring properties. Overall it is considered that the proposal is supportable in accordance with policies COR2 and COR18 of the Mid Devon Core Strategy, DM1, DM2, DM8 and DM24 of the Local Plan part 3 (Development Management Policies) and Government advice in the National Planning Policy Framework.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

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

17/01699/HOUSE	Land at NGR 292344 109392 (West Barton) Cadeleigh Devon	Formation of tennis court	PERMIT	DEL	19/12/2017
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Conditions

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

Reasons

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

Reasons

The proposed tennis court is considered to be acceptable in policy terms. The proposed works by virtue of their scale, massing, design and location are not considered to harm the amenity of the surrounding landscape or residential amenity. As such the proposal is considered to comply with COR2 and COR18 of the Mid Devon Core Strategy (Local Plan part 1), and DM2 and DM13 of the Local Plan Part 3 (Development Management Policies).

Reasons

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

17/01702/HOUSE	Downmead Culmstock Road Hemyock Cullompton Devon EX15 3RJ	Retention of zip wire with raised platform	PERMIT	DEL	19/12/2017
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Conditions

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

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

Reasons

The application for the retention of a zip wire for domestic recreational purposes is considered to be supportable in policy terms. The design of the proposals are considered to respect the character, scale, setting and design of the existing dwelling and the AONB. There are no concerns regarding over development of the dwelling curtilage. The proposed will not have a material impact on the amenity of neighbouring occupiers given the scale and design of the proposals and the existing relationship with the surrounding properties. Overall it is considered that the proposal is compliant in accordance with policies COR2 of the Mid Devon Core Strategy (Local Plan Part 1), DM2, DM13 and DM29 of the Local Plan part 3 (Development Management Policies).

Reasons

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

17/01718/MFUL	Pencarrie Ltd Unit 14 South View Estate Willand Cullompton Devon EX15 2QW	Erection of extension to existing industrial unit for Class B8 use (1,660sqm) and additional 18 car parking spaces	PERMIT	DEL	19/12/2017
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Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 The parking area as indicated on drawing PL/SLP/01 shall be provided and available for use before the extension hereby approved is first brought into its permitted use. Once provided the 2 x 9 cycle bay stores, 17 standard car parking spaces and 1no disabled parking space shall be kept available for the parking of vehicles and Cycles associated with the operation of the site.
- 4 The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

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 In order to ensure that the parking area is provided in the interest of ensuring that sufficient parking is available for employees of the existing premises in accordance with Policy DM8 of the Mid Devon Local Plan Part 3 (Development Management Policies).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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4 To ensure the use of materials and detailing appropriate to the character and appearance of the building in accordance with Policy DM2 of the Mid Devon Local Plan Part 3 (Development Management Policies).

Reasons

With significant weight placed on the need to support economic growth, together with the relative distance between this site and the residential properties in South View Road, it has been concluded despite the increase in the height of the extension, that there is not a demonstrable harm to the living conditions of the occupants of nearby residential properties that justifies withholding planning permission. The remaining curtilage within the site would provide sufficient parking and manoeuvring space for vehicles attracted to the site to meet with policy requirements. The height increase in the extension above the existing buildings is not considered to have a detrimental impact on the character of the area as the site lies in the middle of the South View estate as such the proposed extension will be viewed against the existing roof scape of the surrounding estate and the visual amenity of the locality would not therefore be harmed as a result of the proposal. Having regard to all material considerations the application is in accordance with the requirements of Policies COR4 and COR17 of the Mid Devon Core Strategy (Local Plan Part 1); Policies DM2 and DM8 of the Mid Devon Local Plan Part 3 (Development Management Policies); and the National Planning Policy Framework.

Reasons

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

17/01720/FULL	The Log Cabin Lane End Morchard Bishop Devon EX17 6RQ	Retention of 'The Log Cabin' for use as holiday let	PERMIT	DEL	19/12/2017
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Conditions

- 1 The development hereby permitted is considered to have been lawfully commenced on 30th October 2017, the date the application was registered.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 (i) The Log Cabin shall be occupied for holiday purposes only. (ii) The Log Cabin shall not be occupied as a person's sole, or main, place of residence. (iii) The owners/operators shall maintain an up-to-date register of the names of all occupiers of the holiday accommodation unit (The Log Cabin) on the site and of their main home addresses and shall make this information available at all reasonable times to the Local Planning Authority.

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 set a legal commencement date for the works.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

The application for retention of The Log Cabin for use as holiday let is considered to be supportable in policy terms. The cabin offers a modest rural retreat within a reasonable distance of the services of Morchard Bishop and is well sited to provide overnight accommodation for walkers on the Two Moors Way. The cabin is well sited in terms of its relationship with the main dwelling and it is not considered that its presence detracts from the character or amenity of the rural area. There is no evidence that the use of the cabin as a holiday let has harmed the amenity of neighbouring occupiers, or that its future use would do so. The likely additional traffic arising from the holiday use is not considered to be significant and unlikely to result in any adverse highway safety concerns and there is sufficient room for parking within the site. Overall the proposal is considered to be acceptable in accordance with Policies COR2 and CO18 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2, DM8 and DM24 of the Local Plan Part 3 (Development Management Policies) and government advice in the National Planning Policy Framework.

Reasons

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

17/01723/HOUSE	Blackwalls Chawleigh Chulmleigh Devon EX18 7HH	Erection of a greenhouse	PERMIT	DEL	18/12/2017
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Conditions

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

Reasons

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

Reasons

The application scheme for the erection of greenhouse in the rear garden of this listed property is considered to be supportable in principle. The scale, design and material palette of the structure is considered to be acceptable and would not harm the character and appearance of the area or the listed building. Given the siting of the building in relation to nearby properties, it is not considered that there would be any significant adverse impacts on the amenity of neighbouring properties as a result of the proposed structure. On this basis the proposal is considered to comply with the following policies; COR17 of the Mid Devon Core Strategy (LP1), DM2, DM13 and DM27 of the Mid Devon Development Management Policies (LP3) and the National Planning Policy Framework.

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/01729/PNCOU	Land at NGR 279608 110522 (Copstone Barn) Black Dog Devon	Prior notification for the change of use of agricultural barn to dwelling under Class Q	PNP	DEL	21/12/2017

Reasons

- 1 Significant works have been undertaken to enhance the structural capabilities of the building, including the insertion of a complete steel frame structure. The Local Planning Authority considers that the structural alterations to the building amount to development that has taken place under part 6 of the Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended) and therefore the proposal conflicts with Q.1 (f) of the Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended).
- 2 The Local Planning Authority considers that structural enhancements that have been carried out to the building, in addition to those proposed, conflict with the Planning Practise Guidance which does not allow the provision of new structural elements to facilitate the conversion. Furthermore, considering the overall amount of works proposed and the extent of new walling, the proposal is considered to fail the test established by the Hibbitt Case and the change of use is considered to be a rebuild rather than a conversion. On this basis the proposal is not considered to be an acceptable scheme of conversion in accordance with Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
- 3 The Local Planning Authority considers that the change of use of the building to a dwelling is impractical and not sensible when considering its isolated location within the field and the immediately adjacent conflicting land uses which in this case surround the building with no prospect of any substantial separation. On this basis the proposal is considered to conflict with the Q.2 (e) of the Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended).

17/01739/FULL	Ash Thomas Chapel Ash Thomas Devon	Erection of replacement garage following demolition of existing garage and shed	PERMIT	DEL	20/12/2017
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Conditions

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

Reasons

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

Reasons

The proposed replacement garage and erection of a walled and fenced boundary treatment are considered to be acceptable in policy terms. The design of the garage retains a rural appearance and will replace an existing dilapidated and unsightly building in a reasonably prominent location within Ash Thomas. Overall, the proposal is considered to adequately respect the rural character of the area and the local heritage assets, in accordance with policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2 and DM27 of the Local Plan Part 3 (Development Management Policies).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

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

17/01741/FULL	Coombe Lodge Coleford Crediton Devon EX17 5BY	Erection of dwelling and detached garage following demolition of existing dwelling and garage	PERCON	DEL	20/12/2017
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Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 Before the commencement of the development hereby permitted samples of the materials to be used for all the external surfaces of the building shall be submitted to and approved in writing by the Local Planning Authority.
- 4 Before the commencement of the hard and soft landscaping works to the open areas of the site hereby permitted and as identified on the approved plans location plan, samples of the surfacing materials and all new tree and hedgerow planting shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall then be carried in accordance with the approved details prior to the occupation of the dwelling.
- 5 A sample of the proposed roof tile shall be submitted to and approved in writing by the local planning authority prior to the completion of the proposed dwelling. The roof covering shall be completed in accordance with approved details, and be so retained.
- 6 Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) Order 2015 no development of the types referred to in Classes A, B, C, D, E and F of Part 1, or Class A of Part 2 of Schedule 2, shall be undertaken within the application site without the Local Planning Authority first granting planning permission.
- 7 The development shall be completed in accordance with the tree protection plan (D17148 P4) hereby approved at all times.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the use of materials appropriate to the development in order to safeguard the visual amenities of the area in accordance with policy DM2.
- 4 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.
- 5 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 building in accordance with policy DM2.
- 6 To safeguard the visual amenities and character and appearance of the area in accordance with policy DM2.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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7 To ensure the development makes positive contribution to the area in accordance with policy DM2.

Reasons

Although not within a settlement boundary this current application proposal for a replacement dwelling is considered to be supportable in policy terms and will effectively replace an extant planning permission under LPA ref: 13/00955/FULL. As was the case with the approved scheme this current proposal is larger than the existing house on the site but height, scale, massing and overall size of the dwelling is considered to be within the parameters established by policy DM12. Furthermore given the remote site location the contemporary and modern style of dwelling is considered acceptable. The proposals raise no flood risk, transport and/or movement issues. On this basis the proposals are considered to be acceptable and in accordance with COR2 and COR18 of the Mid Devon Core Strategy 2007 and policies DM1, DM2, DM8, DM14, DM12 of Local Plan 3 (Development Management Policies) and policy guidance in the NPPF.

Reasons

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

17/01742/HOUSE	West Foldhay Zeal Monachorum Crediton Devon EX17 6LG	Erection of extension and alterations	PERMIT	DEL	19/12/2017
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Conditions

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

Reasons

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

Reasons

The application for the erection of extensions and alterations is considered to be supportable in policy terms. The existing dwelling is not of any historic or architectural merit and the proposed extension is considered to respect the character, scale, setting and design of the dwelling. There are no concerns regarding over development of the dwelling curtilage or impact on neighbouring properties. Although the proposal presents a relatively significant increase in scale, considering the available scope to extend the property under permitted development, the increase in floor space is considered, on balance, to be acceptable. Overall the proposal is considered to be acceptable in accordance with policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan part 1) DM1, DM2 and DM13 of the Local Plan part 3 (Development Management Policies) and government advice in the National Planning Policy Framework.

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/01743/HOUSE	36 Townlands Willand Cullompton Devon EX15 2RR	Erection of single storey extension to side and rear, installation of canopy and enlargement of front porch	PERMIT	DEL	20/12/2017

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.

Reasons

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

Reasons

The application seeks permission for the erection of single storey extension to side and rear and, installation of canopy and enlargement of front porch at 36 Townlands, Willand. The application is acceptable in policy terms. The proposed plans are not considered to pose a significant threat to the local distinctiveness of the surrounding area, or the character of the existing building. The design and scale are considered acceptable and will result in an improvement to the functionality of the dwelling. The proposed development will not result in an overdevelopment of the dwelling curtilage and will not create adverse effects towards the living conditions of neighbouring properties. Therefore on planning balance the application has sufficiently satisfied policies COR2 and COR17 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. Therefore it is recommended that the application is approved subject to conditions.

Reasons

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

17/01746/FULL	Three Bridges Halberton Tiverton Devon EX16 7FH	Change of use from agriculture to domestic garden, erection of a garage and siting of an oil tank and oil burner	PERCON	DEL	19/12/2017
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Conditions

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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- 3 Prior to the use of any above ground materials first being used on site details of the materials (including Type and style of timber cladding, colour and name of slate and ridge, paintwork, colourwash, staining) to be used in the construction of or placed on the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and be so retained.
- 4 Prior to the use of the proposed shingle/scalplings to the parking and access driveway details are to be provided to and approved in writing by the Local Planning Authority of the colour and type of shingle/scalplings to be used. Development shall be carried out in accordance with the approved details and be so retained.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the use of materials appropriate to the development in order to safeguard the visual amenities of the area and character and appearance of the building in accordance with Mid Devon Core Strategy 2007 COR2 Adopted Mid Devon Local Plan Part 3 DM1, DM2, DM13 and DM27.
- 4 To ensure the use of materials appropriate to the development in order to safeguard the visual amenities of the area and character and appearance of the building in accordance with Mid Devon Core Strategy 2007 COR2 Adopted Mid Devon Local Plan Part 3 DM1, DM2, DM13 and DM27.

Reasons

The proposed change of use of land from agricultural to domestic garden and erection of detached carport, store and plantroom by virtue of its scale, massing, design and location is not considered to harm the privacy or amenity of the occupiers of another dwelling, or its surroundings and will have no adverse impact on the viability of the adjacent land due to the loss of the agricultural land. As such the proposal is considered to comply with policies DM1, DM2, DM8, DM13, DM27 of Mid Devon 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 negotiations and discussions. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

17/01748/HOUSE	6 Lower Loughborough Tiverton Devon EX16 5AD	Erection of a shed (Revised scheme)	PERMIT	DEL	18/12/2017
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Conditions

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

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

The proposed shed in terms of its scale, design and position is considered to be supportable in policy terms. The proposal is considered to respect the character, scale, setting and design of the existing dwelling. 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, COR11, COR13 of the Local Plan part 3 (Development Management Policies) DM2, DM8, DM13, and Government advice in the National Planning Policy Framework.

Reasons

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

17/01750/HOUSE	Farnaby Eggesford Chulmleigh Devon EX18 7RA	Erection of two storey extension and double garage with store above following demolition of single storey extension and shed and alterations to front porch	PERMIT	DEL	18/12/2017
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Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 The extension hereby permitted shall not occupied other than as part of the existing dwelling on the site (referred to as Farnaby) and shall in no case be used, let, sold or otherwise disposed of as a separate dwelling.
- 4 The garage building hereby approved shall be used for purposes ancillary to the existing dwelling on the site (currently known as Farnaby), and no part shall be used, let or otherwise disposed of as a separate unit of accommodation or for commercial 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 site is in the open countryside and the creation of a separate dwelling would be contrary to policy COR18.
- 4 To protect the character and appearance of the rural area and the amenity of neighbouring residents in accordance with policies COR18 and DM13.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

The application for the erection of a two storey extension and double garage with store above following demolition of single storey extension and shed and alterations to front porch is considered to be supportable in policy terms. The overall scale and design of the proposed development is considered to respect the character, scale, setting and design of the existing dwelling and will not significantly harm the balanced appearance of the semi- detached dwellings. Given the separation distance, orientation and design of the proposed extension, porch alteration and garage building, it is not considered that they would result in any significant adverse impacts on the amenity of the adjoining occupiers. There are no concerns regarding over development of the dwelling curtilage. Overall the proposal is considered to be acceptable in accordance with policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan part 1), DM1, DM2 and DM13 of the Local Plan part 3 (Development Management Policies) and government advice in the National Planning Policy Framework.

Reasons

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

17/01752/FULL	Unit 5 Lucas Way Hitchcocks Business Park Uffculme Cullompton Devon EX15 3FA	Variation of conditions (2) and (9) of planning permission 17/00769/MFUL to substitute plans and to permit no more than 1000 sq.m. of the floor area to be used for purposes other than B8 at any time	PERCON	DEL	19/12/2017
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Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of permission granted under 17/00769/MFUL dated 6th September 2017.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 No materials, goods, products, chattels, scrap or waste materials shall be stored outside of any unit, at any time without details of any areas to be used for storage and the type of storage first having been submitted to and approved in writing by the Local Planning Authority.
- 4 The units hereby permitted shall not be first occupied until the parking and turning facilities shown on the approved plans within planning approval 17/00769/Mful have been provided in accordance with that plan (Drawing number 1871 069 RevA). Once provided, such facilities shall be permanently so retained and maintained.
- 5 No part of the development hereby permitted shall be commenced until the proposed amended basin (as proposed under application 17/00559/FULL) and detailed in Drainage Statement (0180-170402-01-CY, dated 02/04/2017 associated with 17/01752/Mful) is constructed and the proposed drainage layout indicated in drawing number PDL-501 Rev B submitted with application 17/01752/MFUL (received 9th May 2017) connects to the drainage infrastructure flowing to that replacement attenuation pond.
- 6 Details of any external lighting shall be submitted to and approved in writing by the Local Planning Authority prior to it being installed. The 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.
- 7 The mitigation and enhancements proposed in the Bat and Protected Species Report (June 2017) prepared by Ecological Surveys Ltd within 17/01752/MFUL shall be implemented and completed before the building is first occupied and shall be retained in accordance with the requirements of that report.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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- 8 Prior to demolition commencing, a works plan and risk assessment shall be submitted to and approved in writing by the Local Planning Authority. This plan and assessment should identify and risk-assess any potential hazardous material in above or below ground structures that will be removed or disturbed during demolition and measures to deal with these safely. All potentially hazardous materials should be assessed. The development shall take place in accordance with the approved works plan and risk assessment.
- 9 1000sqm gross internal area of the unit and associated parking (33 spaces) shall be retained and used for B1 or B2 use and for no other purpose (including any purpose in Class B8 of the Schedule to The Town and Country Planning (Use Classes) Order 1987 (as amended)), or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.

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 that adequate parking facilities and access thereto remain available for the use of the site, in accordance with policies DM2 and DM8 of Local Plan Part 3 (Development Management Policies).
- 4 To ensure appropriate facilities are provided for traffic attracted to the site in accordance with policy DM8 of the LocalPlan 3 (Development Management Policies).
- 5 To ensure that surface water runoff from the site is appropriately managed so as to not increase the flood risk, or pose water quality issues, to the surrounding area.
- 6 In order to safeguard the visual amenity of the area and its rural character and appearance.
- 7 To ensure the protection of any ecological interests at the site in accordance with policy DM11.
- 8 In the interests of public health and protection of the environment.
- 9 To ensure sufficient parking is provided for the units on site.

Reasons

The site is located within the open countryside but within an existing industrial/business park/estate. The National Planning Policy Framework is very clear that there should be an emphasis on promoting sustainable economic development. The building itself is a standard industrial appearance. It is well screened any public highway. It is not considered that the proposal will harm the character of the area over and above the current operation of the building. There are no residential properties in very close proximity to the unit and therefore the proposed development is unlikely to impact on residential amenity. Whilst there is likely to be an increase in the traffic associated with this building, the access onto the B3181 is considered sufficient to cope with this increase without any detriment to highway safety. A further planning application has been submitted for another building and a new right turn is to be provided to assist with the potential increase in traffic generation expected from this site in the future. The proposal is therefore considered to comply with policies COR9 of CS and criterion (a) of policy DM20. It is considered that the use of this building would comply with policies COR1, COR4, COR8, COR9 and COR18 of Core Strategy and policies DM1, DM2, and DM8 of the Local Plan Part 3. In addition, the proposed development is considered to be in accordance thrust of the National Planning Policy Framework in promoting sustainable economic development.

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/01755/HOUSE	44 Beech Park Crediton Devon EX17 1HW	Erection of single storey extension to rear	PERMIT	DEL	20/12/2017

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.

Reasons

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

Reasons

The application for the erection of single storey extension to rear is considered to be supportable in policy terms. The proposed extension is considered to respect the character, scale, setting and design of the existing dwelling. The proposal would not result in overdevelopment of the dwelling curtilage. It is not considered that the extension would result in any significant adverse impacts on the amenity of neighbouring occupiers. Overall the proposal is considered to be compliant with policies COR2 and COR17 of the Mid Devon Core Strategy, DM1, DM2 and DM13 of the Local Plan part 3 (Development Management Policies) and government advice in the National Planning Policy Framework.

Reasons

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

17/01761/HOUSE	Culm Davy Farm Culm Davy Hemyock Cullompton Devon EX15 3UN	Erection of outbuilding, garden shed and greenhouse	PERMIT	DEL	20/12/2017
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Conditions

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

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

The application seeks permission for the erection of an outbuilding, garden shed and greenhouse at Culm Davy Farm, Hemyock. It is considered that the proposal is acceptable in policy terms. The proposed extension has demonstrated a sound understanding of the characteristics of the site and its situation within the surrounding area. It is not considered that the proposal will have an adversely negative effect on the privacy and amenity of neighbouring properties and uses. Nor will it result in the overdevelopment of the dwelling curtilage. Therefore it is considered that the proposal meets COR2 and COR17 of the Mid Devon Core Strategy (Local Plan Part 1) and DM1, DM2 and DM13 of the Mid Devon Development Management Policies (Local Plan Part 3) and is supportable. The application should be approved subject to conditions.

Reasons

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

17/01763/FULL	Land at NGR 300627 112415 (Bycott Farm) Lower Town Halberton Devon	Erection of an agricultural livestock building (572 sq. m.)	PERMIT	DEL	19/12/2017
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Conditions

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

Reasons

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

Reasons

Proposed is the erection of a livestock building at land at NGR 300503 112348, Bycott Farm, Lower Town, Halberton. The overall design and scale of the building is acceptable given its context, the building is considered reasonably necessary for the purposes of agriculture and it is not considered that it would adversely affect the visual amenities of the area. Given the site location in relation to its surroundings, it is not considered the application scheme would result in harm to the privacy or amenity of the occupiers of any nearby dwellings. It is not considered that the application scheme will adversely affect any ecological interests that may be present at the site. As such the proposal is considered to comply with policies COR2 and COR18 of the Mid Devon Core Strategy 2007, DM1, DM2 and DM22 of the Local Plan Part 3 (Development Management Policies) and Part 3 of the National Planning Policy Framework.

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/01770/HOUSE	50 The Walronds Tiverton Devon EX16 5EE	Erection of a two storey extension to rear	PERMIT	DEL	20/12/2017

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.

Reasons

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

Reasons

The application seeks permission for the erection of a 2 storey extension to the rear of 50 The Walronds. It is considered acceptable in policy terms. The plans have adequately demonstrated respect for the character, scale and setting of the building and local area. It is not considered that the development proposal will result in an over development of the dwelling curtilage. The proposal will not cause adverse effects to the living conditions of neighbours; following the receipt of a representation subsequent amendments were made that solved the issues raised. Therefore the application meets COR2 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). As such the application is supportable and should be granted permission subject to conditions.

Reasons

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

17/01785/FULL	Land at NGR 271422 108588 (Hele Farm) Nymet Rowland Devon	Erection of stables and change of use of land from agricultural to equestrian	PERCON	DEL	21/12/2017
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Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 The stable building hereby approved shall only be for private use by the occupiers of Hele Farm, and shall at no time be used for business purposes in connection with livery stud or riding school use.
- 4 The stable building hereby approved shall only be used for equestrian purposes. On becoming redundant for such purposes the stable building shall be demolished and all the materials resulting from the demolition removed from site within 3 years of the date of this occurrence.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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5 Before the development hereby permitted is first brought into use details of the boundary treatment separating the development site from the adjoining cob barn shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatment so approved shall be completed in accordance with the approved details and shall be so retained.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 The proposal is in the open countryside and the impact of a commercial equestrian use would need to be formally considered in relation to policy DM23 of the Local Plan part 3 (Development Management Policies).
- 4 To safeguard the rural character of the area in accordance with policies COR2 and COR18 of the Mid Devon Core Strategy and policies DM1 and DM2 of the Local Plan part 3 (Development Management Policies).
- 5 To ensure the use of materials and detailing appropriate to the development, in order to safeguard the character and appearance of nearby heritage assets in accordance with policies DM27 of the Local Plan Part 3: (Development Management Policies).

Reasons

The proposal is for a small scale equestrian in the Countryside and is considered to be supportable in policy terms. The proposal will not result in any significant impact on the character and/or appearance of the local landscape, and/or on the setting of any nearby listed buildings and/or on the residential amenity of neighbouring occupiers. Subject to the conditions proposed the development is considered to comply with the following policies: COR2 and COR18 of the Mid Devon Core Strategy, DM1, DM2, DM23 and DM27 of the Local Plan part 3 (Development Management Policies) and the National Planning Policy Framework.

Reasons

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

17/01793/HOUSE	Melbrooke House Loxbeare Tiverton Devon EX16 9RH	Erection of an extension and a veranda	PERMIT	DEL	18/12/2017
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Conditions

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

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

The proposed extensions in terms of their scale, design and position are considered to be supportable in policy terms. The proposal is considered to respect the character, scale, setting and design of the existing dwelling. 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, COR11, COR18 of the Local Plan part 3 (Development Management Policies) DM2, DM8, DM13, and Government advice in the National Planning Policy Framework.

Reasons

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

17/01795/FULL	Land and Buildings at NGR 286048 113530 South Looseland Nomansland Devon	Erection of an agricultural storage building	PERMIT	DEL	19/12/2017
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Conditions

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

Reasons

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

Reasons

Proposed agricultural storage building is considered to be acceptable in policy terms. The overall design and scale of the building is acceptable given its context, and the proposed building is considered reasonably necessary for the purposes of agriculture and it is not considered that it would adversely affect the visual amenities of the area. Given the site location in relation to its surroundings, it is not considered the application scheme would result in harm to the privacy or amenity of the occupiers of any neighbouring properties. It is not considered that the application scheme will adversely affect any ecological interests that may be present at the site, nor would it result in an unacceptable traffic impact on the local road network. As such the proposal is considered to comply with policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM2 and DM22 of the Local Plan Part 3 (Development Management Policies) and Part 3 of the National Planning Policy Framework.

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/01803/HOUSE	The Cottage New Buildings Sandford Crediton Devon EX17 4PW	Erection of a single storey extension to rear	PERMIT	DEL	21/12/2017

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

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 For the avoidance of doubt and to protect the character and amenity of this location in accordance with policy COR18.

Reasons

The application for the single storey rear extension, glazed canopy, reconfigured porch and first floor access is considered to be supportable in policy terms. The extension is considered to respect the character, scale, setting and design of the existing dwelling. It is not considered that the proposal would result in overdevelopment of the dwelling curtilage, nor would it have significant adverse impacts on the living conditions of occupants of the neighbouring properties. Overall the proposal is considered to be in accordance with the following policies COR1 COR2 and COR18 of the Mid Devon Core Strategy (Local Plan part 1), DM1, DM2 and DM13 of the Local Plan part 3 and government advice in the National Planning Policy Framework.

Reasons

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

17/01804/HOUSE	75 Belmont Road Tiverton Devon EX16 6EQ	Retention of ground floor extension to rear	PERMIT	DEL	18/12/2017
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Conditions

- 1 The commencement of this development is taken to be the 9th of November 2017, the date this application was validated.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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2 For the avoidance of doubt and in the interests of proper planning.

Reasons

This application for the retention of a single storey rear extension is considered to be supportable in policy terms. The extension in terms of its scale, design and position is considered to be acceptable. The extension does not result in over development of the curtilage and it is not considered that there are any significant adverse impacts on the living conditions of occupants of the neighbouring properties. Overall the extension to be retained is considered to comply with the following Policies; Mid Devon Core Strategy (Local Plan Part 1) COR2, COR11 and COR13 of the Local Plan Part 3 (Development Management Policies) DM2 and DM13 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 determining the application in a timely fashion. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

17/01825/HOUSE	Rookery Lodge Creedy Park Crediton Devon EX17 4EB	Erection of single storey extension and veranda following removal of two existing conservatories, installation of replacement windows, and resizing of some openings	PERMIT	DEL	21/12/2017
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Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 The external doors, door frames and windows hereby approved shall be recessed into the walls by no less than 100mm unless otherwise agreed in writing by the Local Planning Authority.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 For the avoidance of doubt and in the interest of the appearance of the building in accordance with Policy COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM13 and DM27 of the Local Plan Part 3 (Development Management Policies).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

The application for the erection of a single storey extension and veranda following removal of two existing conservatories, installation of replacement windows and resizing of some openings is supportable in policy terms. The alterations are considered to respect the character, scale, setting and design of the existing dwelling. It is not considered that the proposal would result in overdevelopment of the dwelling curtilage, nor would it have adverse impacts in terms of residential amenity for any neighbouring occupier. The application will not impact adversely on the setting of the registered park and garden or nearby heritage assets. 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), Policies DM1, DM2, DM13 and DM27 of the Local Plan Part 3 (Development Management Policies) and government advice in the National Planning Policy Framework.

Reasons

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

17/01840/FULL	Hillview Bowdens Lane Shillingford Tiverton Devon EX16 9BU	Change of use of agricultural land to domestic garden	PERMIT	DEL	18/12/2017
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Conditions

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

Reasons

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

Reasons

The proposal is considered to be acceptable as ancillary garden land to the existing dwelling on site. The development would not have an unacceptable impact on the visual amenities of the area or to the privacy or amenity of any neighbouring property. The proposal is considered to be in accordance with the relevant Policies: COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2 and DM13 of the Local Plan Part 3 (Development Management Policies).

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/01843/LBC	Hillview Cottage 3 The Green Stockleigh Pomeroy Crediton Devon EX17 4AU	Listed Building Consent for installation of replacement windows	PERMIT	DEL	19/12/2017

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 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.

Reasons

The works cause no harm to the listed building and will not result in loss of historic fabric or unacceptable levels of change to the visual appearance. Therefore the proposal is in accordance with the Mid Devon Local Plan (Part 3) policy DM27 and the National Planning Policy Framework.

17/01860/HOUSE	Lower Woodhouse Cottage Thebridge Crediton Devon EX17 4SJ	Installation of oil central heating to include oil tank in garden and external boiler	PERMIT	DEL	21/12/2017
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Conditions

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

Reasons

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

Reasons

The development is appropriately scaled and located given the use and size of the property. The proposed works will not cause harm to the setting of the listed building. The location of both the oil tank and boiler are sufficiently far from other properties as to cause no adverse impact at all. Therefore the proposal is in accordance with the Mid Devon Local Plan (Part 3) policy DM13 and DM27 and the National Planning Policy Framework and should be granted consent.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

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