

Decision Register

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/01655/FULL	Parliament House Parliament Street Crediton Devon	Erection of 1 single storey and 2 two-storey dwellings and provision of 3 parking spaces	REFUSE	DEL	28/12/2017

Reasons

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

Reasons

- 1 The application scheme is for the erection of 3 new building to incorporate 3 new residential dwellings within the apron of an existing apartment building cramped directly between the existing building and adjacent to the perimeter boundary wall. The proposals include limited external amenity space and would be cramped with a minimum of 1.2 metres and a maximum of 6.0 metres separation distance between the new properties and the existing apartment building. In the opinion of the Local Planning Authority, this new relationship would be detrimental to the living conditions of the future occupiers of the new units and the existing/future occupiers of the adjacent apartments given the separation distance and the physical relationship between the new units and the existing apartments. Overall the application scheme is considered to be a cramped and overbearing form of development which does not respect the scale, character, setting and amenities of the existing site or its surroundings, and is therefore considered to be contrary to policies COR2 of the Mid Devon Core Strategy (LP1) and DM2, DM8 and DM14 of the Local Plan 3 (Development Management Policies).
- 2 The application proposals do not include a contribution towards the provision of open space. The development is therefore contrary to Policy AL/IN/3 of the Allocations and Infrastructure Development Plan (Local Plan Part 2), and Supplementary Planning Document: The provision and Funding of Open Space through Development (May 2008).
- 3 The application proposals do not include a contribution towards the implementation of the Council's Air Quality Action Plan. The development is therefore contrary to Policy AL/CRE/8 of the Allocations and Infrastructure Development Plan (Local Plan Part 2), and Supplementary Planning Document on Air Quality and development (May 2008).

17/01658/HOUSE	Great Western High Street Bampton Tiverton Devon EX16 9NQ	Erection of extension	PERMIT	DEL	28/12/2017
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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

This application for the erection of a first floor extension is considered to be supportable in policy terms. The proposal in terms of its scale, design and position is considered to be acceptable. The proposal would not result in over development of the curtilage and it is not considered that there would be any significant adverse impacts on the living conditions of occupants of the neighbouring properties. Overall the proposal is considered to comply with the following policies; Mid Devon Core Strategy (Local Plan part 1) COR2, COR16 of the Local Plan part 3 (Development Management Policies) DM2, 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 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.

17/01680/LBC	Culmbridge Farm Cottage Culmbridge Road Hemyock Cullompton Devon EX15 3PD	Listed Building Consent for the replacement of existing upvc softwood windows with wooden conservation casement windows	PERMIT	DEL	28/12/2017
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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.

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 proposal for replacement of windows that are either beyond reasonable repair or inappropriate UPVC and metal and using traditional style casement windows, is in the long term interests of the maintenance and conservation of the listed building. Overall the proposal is considered to be acceptable in accordance with policy DM27 Mid Devon 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
17/01727/LBC	Lowerfield House Lapford Crediton Devon EX17 6PU	Listed Building Consent for the replacement of 5 windows and one French door	REFUSE	DEL	29/12/2017

Reasons

- 1 Mid Devon District Council Local Plan has a statutory duty to have special regard to the desirability of preserving listed buildings and their settings. Local Plan Policy DM27 states that heritage assets and their setting are an irreplaceable resource and that, inter alia, where the proposal leads to 'less than substantial harm' that harm will be weighed against any public benefit. The replacement of the windows and a French door with modern PVCu double glazed units would unacceptably harm the integrity of this listed building to the detriment of its overall character and appearance, and the way that it presents as a protected heritage asset. The harm would result from manufactured non-traditional material and appearance of the PVCu frames proposed. The applicant has not offered a convincing public benefit reason that would outweigh the harm. For these reasons would not be in accordance with Policy DM27 of the Local Plan Part 3 (Development Management Policies) or the provisions of the National Planning Policy Framework (Section 12).

17/01734/FULL	Land and Building at NGR 290648 102665 (Raddon Barton) Thorverton Devon	Erection of a general purpose agricultural building	PERMIT	DEL	28/12/2017
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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), Policies 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.