

# Decision Register

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Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/00499/FULL	Land at NGR 291270 118604 (Kingsmede Farm) Stoodleigh Devon	Change of use from agricultural land to manege for equestrian use	PERMIT	DEL	11/01/2018

## 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 manege hereby approved shall be used for private equestrian use in connection with the property currently known as Kingsmeade, Stoodleigh only, and not for any commercial or business 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 To restrict the traffic generation caused by this site in the open countryside.

## Reasons

Subject to the imposed conditions, the proposed manege is considered to be appropriately located and of an appropriate scale, design and materials so as not to harm the character and landscape of the rural area or amenity of nearby residents. In addition it is not considered that the development will result in an unacceptable increase in traffic on the local highway network. As such, the proposed development is considered to be in accordance with policies COR18 of the Mid Devon Core Strategy 2007, DM2 and DM23 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.

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17/01217/FULL	Barns at NGR 291423 107880 Opera House Cadeleigh Devon	Conversion of barn to dwelling (revised scheme)	PERCON	DEL	10/01/2018
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## Conditions

- 1 The development hereby permitted shall be considered to have commenced on 3rd August 2017, the date when the application was registered with the Local Planning Authority.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
3		Prior it being used on the building, details of the render to be used on the external surfaces of the building shall be submitted to and approved in writing by the Local Planning Authority. Such approved materials shall be used and retained.			
4		The windows hereby approved shall be recessed in to the walls in accordance with the approved plans. These works shall be carried out in accordance with the approved details and be so retained.			
5		Within two months of the date of this permission details of the proposed rainwater goods shall be submitted to and approved in writing by the Local Planning Authority. The rainwater goods installed shall be in accordance with the approved details and shall be so retained.			
6		Within one month of the date of this permission the two parking spaces to the north of the building shall be provided in accordance with the approved plans. Once provided these parking spaces shall be retained for the parking of vehicles.			
7		The development shall be carried out in accordance with the recommendations made in the Ecological Appraisal prepared by David F Wills and received 19th November 2015 in conjunction with application 15/01859/Full.			
8		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 Oder with or without modification) no development of the types referred to in Classes A, B, C, D, E, F and G of part 1, or Classes A and B, of Part 2 of Schedule 2, relating to extension additions to roof, porch, swimming pool, containers, hard surfaces, gates and accesses shall be undertaken within the application site without the Local Planning Authority first granting planning permission.			
9		Within two months of the date of this permission, the north west elevation and south west elevation of the building shall be finished in stonework that shall have been completed in accordance with a sample panel of stone (indicating colour, texture, pointing, mortar and coursing) that shall first have been provided on site for inspection and agreed in writing by the Local Planning Authority.			
10		Within two months of the date of this permission, the new stone faced wall on the northwest elevation shall be joined with the pre-existing stone wall that also forms part of this elevation to provide a stone wall with a continuous visual appearance without expansion or straight joints.			

### Reasons

- 1 To specify a date upon which this development began as the application is partially retrospective.
- 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 character ad appearance of the building and the character and appearance of the conservation area in accordance with policies DM2, DM11 and DM27 Local Plan Part 3 (Development Management Policies).
- 4 To ensure the use of materials and detailing appropriate to the development in order to safeguard the character ad appearance of the building in accordance with policies DM2, DM11 and DM27 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 ad appearance of the building in accordance with policies DM2, DM11 and DM27 Local Plan Part 3 (Development Management Policies).
- 6 In the interests of highway safety and to ensure that adequate on-site facilities are available for traffic attracted to the site in accordance with the National Planning Policy Framework.
- 7 To ensure that nesting birds are protected during development in accordance with the Wildlife and Countryside Act 1981 and Policy DM2 Local Plan Part 3 (Development Management Policies).
- 8 To safeguard he visual amenities of the area and character and appearance of the building and Conservation Area in accordance with policies DM2, DM11 and DM27 Local Plan Part 3 (Development Management Policies).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
9		To safeguard the visual amenities of the area and character and appearance of the building and Conservation Area in accordance with policies DM2, DM11 and DM27 Local Plan Part 3 (Development Management Policies).			
10		To safeguard the visual amenities of the area and character and appearance of the building and Conservation Area in accordance with policies DM2, DM11 and DM27 Local Plan Part 3 (Development Management Policies).			

**Reasons**

The proposed alterations over and above what has been granted planning permission are not considered to have such an adverse impact on the special interest of the setting of the Grade I listed church or the Conservation Area to warrant refusal and would not therefore conflict with the duties imposed by sections 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the objectives of COR2 of Mid Devon Core Strategy 2007, NPPF paragraphs 132 and 134, and DM27 of Local Plan Part 3 (Development Management Policies). Overall the works to the building are considered to be acceptable 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 subject to adopting the mitigation measures as recommended. On this basis the proposal is considered to be compliant with DM1, DM2, DM8, DM11, DM14, and DM27 of the Local Plan part 3, COR1, COR2 and COR9 of the Mid Devon Core Strategy (2007) and policy guidance in the National Planning Policy Framework. There are no material considerations that would indicate that planning permission should be not be granted in accordance to the development plan.

**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.

<b>17/01693/FULL</b>	Building at NGR 299128 113030 (Hartnoll Business Centre) Tiverton Devon	Change of use of part of an industrial building from B1/B2 (Business/General Industrial) to D2 (Assembly and Leisure)	PERMIT	DEL	12/01/2018
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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 application site including any building(s) thereon shall be used for a gymnasium associated with the new business only and for no other purpose (including any purpose in Class D2 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 Prior to occupation of the unit the proposed road bollards as set out on P569/05 and detailed in the supporting information are to be installed and be so retained in such positions as shown in this plan.

**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.

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- 3 The proposed is in a location where other D2 uses are unacceptable and will cause adverse impacts on the occupiers of other units and the close property.
- 4 To ensure there is adequate separation of the business park Lorries and vehicles attracted to this business.

**Reasons**

This application for a change of use of one of the units at the Hartnoll Business Park from a mainstream business use to gymnasium is considered to be supportable in policy terms. The use and scale of development is considered to respect the character of the neighbouring and wider area. There are no concerns associated with flood risk. The site (although is an 'out-of-centre' location) is accessible by a variety of transport modes, including sustainable travel options and provides sufficient parking to meet its own needs. Adequate car parking/cycling facilities are provided and the proposed uses will not be detrimental to the locality or existing uses. Overall the proposed development is considered to be in accordance with the following Policies: DM2, DM8, DM20 and DM21 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 negotiations, discussions and determining the application in a timely fashion. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

<b>17/01711/FULL</b>	Land at NGR 309101 110369 Allhallows Farm Blackborough Devon	Erection of an extension to an existing agricultural livestock building	PERMIT	DEL	08/01/2018
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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 On the building becoming redundant for the use applied for or any agricultural use, it shall be demolished and all resultant materials removed from site within 3 years of redundancy.

**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 rural character of the area and the adjacent AONB in accordance with policy DM22 of the Local Plan Part 3: (Development Management Policies).

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**Reasons**

The proposed development is considered to be necessary for agricultural purposes and it would not harm the character and appearance of the landscape or the setting of the Blackdown Hills Area of Outstanding Natural Beauty. The living conditions of a nearby property would not be harmed and highway safety would not be detrimentally affected. The proposal therefore accords with the aims and objectives of restricting development in the countryside whilst maintaining the presumption in favour of suitable agricultural works to aid the rural economy. The design is purely functional and has an agricultural appearance. On this basis the proposal complies with Policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM1, DM2, DM22 and DM29 of the Mid Devon Local Plan (LDF) Local Plan Part 3: (Development Management Policies) and government policy as contained 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 pre application discussions and determining the application in a timely fashion. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

<b>17/01737/TPO</b>	Land at NGR 296348 113564 (Rear Of 9 Hawks Drive) Tiverton Devon	Application to crown raise by 4m Beech tree protected by Tree Preservation Order 02/00006/TPO	PERMIT	DEL	08/01/2018
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**Conditions**

- 1 The works hereby permitted shall be carried out within two years of the date of this consent.
- 2 All works shall be carried out in accordance with BS3998:2010 Tree Work Recommendations and/or European Pruning Guide (AA guidance Note No. 5) by an appropriately experienced and qualified tree surgeon.
- 3 The works hereby permitted shall consist solely of the following: (a) Raise crown by 4 metres.

**Reasons**

- 1 To ensure the works carried out remain appropriate to the condition of the tree(s) and in the interests of visual amenity and having regard to the Town and Country Planning (Tree Preservation)(England) Regulations 2012.
- 2 To ensure the works are carried out in accordance with best Arboricultural practice.
- 3 To preserve the continued contribution of the tree to the local character and amenity whilst enabling such works as are required to manage the tree and having regard to the Town and Country Planning (Tree Preservation)(England) Regulations 2012.

**Reasons**

The proposed crown reduction works will ensure the maintenance of the tree and have little effect on the health or amenity value of the tree.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/01759/TPO	15 Worcester Crescent Willand Cullompton Devon EX15 2TA	Application to reduce the crowns of 2 Oak trees by up to 2m for safety management reasons, protected by Tree Preservation Order 97/00008/TPO	PERMIT	DEL	08/01/2018

#### Conditions

- 1 The works hereby permitted shall be carried out within two years of the date of this consent.
- 2 All works shall be carried out in accordance with BS3998:2010 Tree Work Recommendations and/or European Pruning Guide (AA guidance Note No. 5) by an appropriately experienced and qualified tree surgeon.
- 3 The works hereby permitted shall consist solely of the following: a) Crown reduction by up to two metres.

#### Reasons

- 1 To ensure the works carried out remain appropriate to the condition of the tree(s) and in the interests of visual amenity and having regard to the Town and Country Planning (Tree Preservation)(England) Regulations 2012.
- 2 To ensure the works are carried out in accordance with best Arboricultural practice.
- 3 To preserve the continued contribution of the tree[s] to the local character and amenity whilst enabling such works as are required to manage the tree[s] and having regard to the Town and Country Planning (Tree Preservation)(England) Regulations 2012.

#### Reasons

Grant permission. The proposed crown reduction works will ensure the maintenance of the tree and have little effect on the health or amenity value of the tree.

17/01774/HOUSE	2 Queens Park Shobrooke Crediton Devon EX17 1AS	Erection of conservatory on front elevation	PERMIT	DEL	08/01/2018
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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 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.

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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 a conservatory style extension to the front elevation 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.

17/01780/NMA	Land at NGR 294775 111860 Palmerston Park Tiverton Devon	Non Material Amendment for 15/00779/MFUL - (Demolition of existing garages and erection of 26 dwellings with associated works) to allow the removal of sub-cills to windows	PERMIT	DEL	11/01/2018
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**Reasons**

While the removal of the sub cills is regrettable as they add quality to the overall design of the dwellings it is not considered that their removal will erode the quality of the design to the extent that permission should be withheld. The amendment will not be consequential in terms of its scale in relation to the original approval and would not have a detrimental impact in terms of visual amenity. There have no been significant other amendments to the scheme that will affect the overall character or appearance of the development.

**Reasons**

oRemoval of sub cills from all 26 plots.

17/01781/HOUSE	Cleave Farm Lapford Crediton Devon EX17 6NA	Conversion of redundant barn to ancillary accommodation	PERMIT	DEL	08/01/2018
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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 additional accommodation hereby approved shall be used as ancillary living accommodation to the existing dwelling on the site (currently known as Cleave Farm), and no part shall be used, let or otherwise disposed of as a separate unit of accommodation or for commercial purposes.

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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.
- 3 The application has been considered on the basis of providing ancillary accommodation, and given the sensitive location of the building siting as part of the setting of a listed building.

**Reasons**

The application for the conversion of the existing outbuilding to ancillary accommodation is considered to be supportable in policy terms. The design of the scheme is considered to respect the character and appearance of the existing building and would not detract from the setting of the overall site. There are no concerns in terms of over development of the dwelling curtilage or impact on neighbouring properties. On the basis that the accommodation is for ancillary purposes only, the application is considered to be compliant with the following Policies: COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), 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.

17/01782/LBC	Cleave Farm Lapford Crediton Devon EX17 6NA	Listed Building Consent for the conversion of redundant barn to ancillary accommodation	PERMIT	DEL	08/01/2018
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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 scope of works to the building covered by this application (arising from it's use as ancillary living accommodation) are considered as being less than substantial harm in terms of how it effects the appearance of the building, it's setting and the setting of main Cleave Farm House building. The public benefits associated with the proposal relate to the provision of additional accommodation to supplement the main farmhouse in a sensitive manner. These benefits are considered sufficient to outweigh any preceived harm arising from the proposals. On this basis the proposal is considered to be acceptable in accordance with Policy DM27 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.



Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/01786/FULL	Land and Building at NGR 300262 113302 Halberton Court Farm Shop Halberton Devon	Erection of an agricultural building for storage of potatoes and alterations to existing access	PERCON	DEL	08/01/2018

### 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 its use on the development, details including a RAL colour of the proposed box profile steeling sheeting to be used for the walling and roofing of the barn along with details of any solar panels to be installed on the roof shall be submitted to and approved in writing by the Local Planning Authority.
- 4 Visibility splays shall be provided, laid out and maintained for that purpose at the site access in accordance with the application drawing 2255A-PL-25 where the visibility splays provide indivisibility between any points on the X and Y axes at a height of 0.60 metres above the adjacent carriageway level and the distance back from the nearer edge of the carriageway of the public highway (identified as X) shall be 2.40 metres and the visibility distances along the nearer edge of the carriageway of the public highway (identified as Y) shall be 90.00 metres in both directions.
- 5 In accordance with details that shall previously have been submitted to, and approved by, 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.
- 6 The site access road shall be hardened, surfaced, drained and maintained thereafter to the satisfaction of the Local Planning Authority for a distance of not less than 6.00 metres back from its junction with the public highway.

### 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 materials and a finish appropriate to the surrounding area, in particular the nearby Conservation Area.
- 4 To provide adequate visibility from and of emerging vehicles.
- 5 In the interest of public safety and to prevent damage to the highway.
- 6 To prevent mud and other debris being carried onto the public highway.

### Reasons

The proposed erection of an agricultural building for storage of potatoes and alterations to existing access is considered to be supportable in policy terms. The development is considered reasonably necessary in supporting farming activity on the holding. Given the location of the development it is not considered that the proposal will have an adverse impact on the living conditions of any local residents or the local environment. The design is of a typical agricultural type structure and overall it is not considered that the development will have an adverse impact on the visual amenity of the area. The development is not considered to result in an unacceptable increase in traffic upon the local road network, and the existing access to the site is considered to be acceptable. As such, the proposal is considered to comply with Policy COR18 of the Mid Devon Core Strategy (Local Plan Part 1), Policies DM2, DM22 and DM27 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

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**Reasons**

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

17/01787/FULL	Land and Building at NGR 200252 113281 Halberton Court Farm Shop Halberton Devon	Erection of an agricultural building for a farm machinery store and alterations to existing access	PERCON	DEL	08/01/2018
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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 its use on the development, details including a RAL colour of the proposed box profile steeling sheeting to be used for the walling and roofing of the barn along with details of any solar panels to be installed on the roof shall be submitted to and approved in writing by the Local Planning Authority.
- 4 Visibility splays shall be provided, laid out and maintained for that purpose at the site access in accordance with the application drawing 2255A-PL-15 where the visibility splays provide indivisibility between any points on the X and Y axes at a height of 0.60 metres above the adjacent carriageway level and the distance back from the nearer edge of the carriageway of the public highway (identified as X) shall be 2.40 metres and the visibility distances along the nearer edge of the carriageway of the public highway (identified as Y) shall be 90.00 metres in both directions.
- 5 In accordance with details that shall previously have been submitted to, and approved by, 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.
- 6 The site access road shall be hardened, surfaced, drained and maintained thereafter to the satisfaction of the Local Planning Authority for a distance of not less than 6.00 metres back from its junction with the public highway.

**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 materials and a finish appropriate to the surrounding area, in particular the nearby Conservation Area.
- 4 To provide adequate visibility from and of emerging vehicles.
- 5 In the interest of public safety and to prevent damage to the highway.
- 6 To prevent mud and other debris being carried onto the public highway.

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**Reasons**

The proposed erection of an agricultural building for a farm machinery store and alterations to existing access is considered to be supportable in policy terms. The development is considered reasonably necessary in supporting farming activity on the holding. Given the location of the development it is not considered that the proposal will have an adverse impact on the living conditions of any local residents or the local environment. The design is of a typical agricultural type structure and overall it is not considered that the development will have an adverse impact on the visual amenity of the area. The development is not considered to result in an unacceptable increase in traffic upon the local road network, and the existing access to the site is considered to be acceptable. As such, the proposal is considered to comply with Policy COR18 of the Mid Devon Core Strategy (Local Plan Part 1), Policies DM2, DM22 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 pre-application discussions and determining the application in a timely fashion. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

17/01788/FULL	Land at NGR 300291 113266 Halberton Court Farm Shop Halberton Devon	Erection of an agricultural livestock building and alterations to existing access	PERCON	DEL	08/01/2018
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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 its use on the development, details including a RAL colour of the proposed box profile steel sheeting to be used for the walling and roofing of the barn along with details of any solar panels to be installed on the roof shall be submitted to and approved in writing by the Local Planning Authority.
- 4 Visibility splays shall be provided, laid out and maintained for that purpose at the site access in accordance with the application drawing 2255A-PL-15/25 where the visibility splays provide indivisibility between any points on the X and Y axes at a height of 0.60 metres above the adjacent carriageway level and the distance back from the nearer edge of the carriageway of the public highway (identified as X) shall be 2.40 metres and the visibility distances along the nearer edge of the carriageway of the public highway (identified as Y) shall be 90.00 metres in both directions.
- 5 In accordance with details that shall previously have been submitted to, and approved by, 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.
- 6 The site access road shall be hardened, surfaced, drained and maintained thereafter to the satisfaction of the Local Planning Authority for a distance of not less than 6.00 metres back from its junction with the public highway.

**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 materials and a finish appropriate to the surrounding area, in particular the nearby Conservation Area.

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- 4 To provide adequate visibility from and of emerging vehicles.
- 5 In the interest of public safety and to prevent damage to the highway.
- 6 To prevent mud and other debris being carried onto the public highway.

**Reasons**

The proposed erection of an agricultural building for housing livestock and alterations to existing access is considered to be supportable in policy terms. The development is considered reasonably necessary in supporting farming activity on the holding. Given the location of the development it is not considered that the proposal will have an adverse impact on the living conditions of any local residents or the local environment. The design is of a typical agricultural type structure and overall it is not considered that the development will have an adverse impact on the visual amenity of the area. The development is not considered to result in an unacceptable increase in traffic upon the local road network, and the existing access to the site is considered to be acceptable. As such, the proposal is considered to comply with Policy COR18 of the Mid Devon Core Strategy (Local Plan Part 1), Policies DM2, DM22 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 pre-application discussions and determining the application in a timely fashion. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

<b>17/01794/FULL</b>	Land at NGR 309085 110373 Allhallows Farm Blackborough Devon	Retention of an agricultural building (737sqm) variation to planning permission 14/01005/FULL	PERMIT	DEL	08/01/2018
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**Conditions**

- 1 The date of commencement of this development shall be taken as the 13th November 2017 when the application was registered by the Local Planning Authority.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed In the schedule on the decision notice.
- 3 On the building becoming redundant for the use applied for or any agricultural use, it shall be demolished and all resultant materials removed from site within 3 years of redundancy.

**Reasons**

- 1 In order to establish a legal commencement date for the development to enable the development to be monitored by the Local Planning Authority.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To safeguard the rural character of the area in accordance with policy DM/22 of the Local Plan Part 3: (Development Management Policies).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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**Reasons**

The proposed development is considered to be necessary for agricultural purposes and it would not harm the character and appearance of the landscape or the setting of the Blackdown Hills Area of Outstanding Natural Beauty. The living conditions of a nearby property would not be harmed and highway safety would not be detrimentally affected. The proposal therefore accords with the aims and objectives of restricting development in the countryside whilst maintaining the presumption in favour of suitable agricultural works to aid the rural economy. The design is purely functional and has an agricultural appearance. On this basis the proposal complies with Policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM1, DM2, DM22 and DM29 of the Mid Devon Local Plan (LDF) Local Plan Part 3: (Development Management Policies) and government policy as contained 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 pre application discussions and determining the application in a timely fashion. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

<b>17/01798/FULL</b>	Land and Building Adjacent to Trewmans House Cadeleigh Tiverton Devon EX16 8HP	Conversion of existing building to dwelling	PERCON	DEL	12/01/2018
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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 it being used on the building, details of the render to be used on any of the external surfaces of the building shall be submitted to and approved in writing by the Local Planning Authority. Such approved materials shall be used and retained.
- 4 The windows and doors hereby approved shall be based on the existing apertures and shall be recessed into the walls in accordance with the approved plans. The proposed rooflights hereby approved shall be flush fitting conservation style rooflights. These works shall be carried out in accordance with the approved details and be so retained.
- 5 Prior to their installation and/or occupation of the dwelling hereby approved, details of the proposed rainwater goods shall be submitted to and approved in writing by the Local Planning Authority. The rainwater goods installed shall be in accordance with the approved details and shall be so retained.
- 6 The dwelling hereby permitted shall not be occupied until the two parking spaces to the east of the building have been provided in accordance with the approved plans. Once provided these parking spaces shall be permanently retained for the parking of vehicles.
- 7 The development shall be carried out in accordance with the recommendations made in the Daytime Bat & Barn Owl Survey Report prepared by Mr J Smith and dated October 2017.
- 8 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 Oder with or without modification) no development of the types referred to in Classes A, B, C, D, E, F and G of part 1, or Classes A and B, of Part 2 of Schedule 2, relating to extension additions to roof, porch, swimming pool, containers, hard surfaces, chimneys, gates and accesses shall be undertaken within the application site without the Local Planning Authority first granting planning permission.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
9		Before the development hereby approved is commenced, a site investigation and risk assessment shall be carried out to determine the nature and extent of land contamination that may be present and the likely impact on all receptors that may result. A full report of the investigation and risk assessment shall be forwarded to the Local Planning Authority for approval. No work shall proceed on site until either the Local Planning Authority grants written consent for the development to commence or the requirements of the second part of this condition below are met. Where actual or probable significant pollutant linkages are found following the investigation and risk assessment required by the first part of this condition above, the applicant shall submit a remediation statement together with a timescale for completion of the required works for approval in writing by the Local Planning Authority. Following completion of any works required by the second part of this condition above, a remediation validation report shall be submitted to the Local Planning Authority for approval in writing. Occupation on the site, or parts of the site affected by land contamination, shall not take place until approval of the validation report has been granted.			

### 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 character and appearance of the building and the character and appearance of the conservation area in accordance with policies DM2, DM11 and DM27 Local Plan Part 3 (Development Management Policies).
- 4 To ensure the use of materials and detailing appropriate to the development in order to safeguard the character and appearance of the building in accordance with policies DM2, DM11 and DM27 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 the building in accordance with policies DM2, DM11 and DM27 Local Plan Part 3 (Development Management Policies).
- 6 In the interests of highway safety and to ensure that adequate on-site facilities are available for traffic attracted to the site in accordance with policies DM2 and DM8 Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.
- 7 To ensure that nesting birds are protected during development in accordance with the Wildlife and Countryside Act 1981 and Policy DM2 Local Plan Part 3 (Development Management Policies).
- 8 To safeguard the visual amenities of the area and character and appearance of the building and Conservation Area in accordance with policies DM2, DM11 and DM27 Local Plan Part 3 (Development Management Policies).
- 9 In the interests of public health and the protection of the environment in accordance with DM7 Local Plan Part 3 (Development Management Policies).

### Reasons

The National Planning Policy Framework establishes the principle that the reuse of redundant or disused buildings in the countryside as dwellings, could be considered acceptable, and policy DM11 of the Local Plan Part 3 reflects this guidance where a building makes a positive contribution to the rural character of the locality. Therefore in policy terms the conversion of this building into a dwelling is considered acceptable in principle. The long term use of the building as a result of this development is noted with existing openings to be utilised for windows and doors with adequate parking and amenity space to be provided. It is not considered that the proposal would result in an adverse impact on the special interest of the setting of the Grade I listed church or the Conservation Area to warrant refusal and would not therefore conflict with the duties imposed by sections 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the objectives of COR2 of Mid Devon Core Strategy 2007, NPPF paragraphs 132 and 134, and DM27 of Local Plan Part 3 (Development Management Policies). Subject to conditions, it is not considered that the proposal would have an unacceptable impact on the environment or on protected species. On this basis the proposal is considered to be compliant with DM1, DM2, DM8, DM11, DM14, DM15 and DM27 of the Local Plan part 3, COR1, COR2 and COR9 of the Mid Devon Core Strategy (2007) and policy guidance in the National Planning Policy Framework. There are no material considerations that would indicate that planning permission should not be granted in accordance to the development plan.

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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.

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17/01827/HOUSE	3 Kentismoor Cottages Kentisbeare Cullompton Devon EX15 2BS	Erection of porch extension following demolition of existing porch, insertion of window to studio, enlargement of terrace and internal alterations	PERMIT	DEL	10/01/2018
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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 extension is supportable in policy terms. The design is considered to be in keeping with the character of the existing dwelling and would present as a subservient addition. There are no concerns regarding over development of the dwelling curtilage. The proposal would not affect the relationship with the neighbouring properties and it is considered that the proposed scheme would not result in a significant adverse impact to the living conditions of occupants of neighbouring properties. It is not considered that the proposal would harm the character, appearance or setting of the listed building or its character. Overall the application scheme is considered to be in accordance with the following policies: Mid Devon Core Strategy (Local Plan Part 1) COR2 and COR18, Local Plan Part 3 (Development Management Policies) DM1, DM2, DM13 and DM27 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 the 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.

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Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/01828/FULL	Cullompton Balloons 60 Fore Street Cullompton Devon EX15 1LB	Change of use from shop (Class A1) to Cafe (Class A3)	PERMIT	DEL	08/01/2018

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

#### Reasons

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

17/01829/LBC	3 Kentismoor Cottages Kentisbeare Cullompton Devon EX15 2BS	Listed Building Consent for the erection of porch extension following demolition of existing porch, insertion of window to studio, enlargement of terrace and internal alterations	PERMIT	DEL	10/01/2018
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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.



Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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**Reasons**

The proposed erection of an extension is considered to be supportable in policy terms as the works are not considered to harm the character, appearance and setting of this curtilage listed building nor the adjoining listed buildings. The design of the proposed extension is considered to be compatible with the building and it is not considered that it would harm the overall character and appearance of the property. Neither the external nor internal proposals would result in the loss of any historic building fabric. Overall the proposal is considered to be acceptable in accordance with the Mid Devon Local Plan policy DM27 and Government advice in the National Planning Policy Framework.

17/01845/FULL	Timber Barn Redgate House Lapford Devon EX17 6ND	Retention of the use of the Shippen as holiday accommodation - HOLIDAY OCCUPANCY CONDITION APPLIES	PERCON	DEL	08/01/2018
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**Conditions**

- 1 The effective date of this permission is considered to be 21st November 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 The holiday let unit hereby approved shall be occupied for holiday purposes only and shall not be occupied as a person's sole or main place of residence. The owners/operators shall maintain an up to date register of the names of all occupiers of the holiday let unit, their arrival and departure dates and their main home addresses and shall make this information available at all reasonable times to the Local Planning Authority.
- 4 The holiday let unit permitted shall be managed and operated by the occupiers of Redgate House and shall at no time be let, sold or otherwise be disposed of separately from the 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 The site is in the countryside outside defined settlement limits where permanent dwellings with unrestricted occupation without special justification would be contrary to planning policy, however, holiday let development where a countryside location has been justified is considered to be in accordance with policy DM24 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 4 To safeguard residential amenity in accordance with policies DM2 and DM24 of the Mid Devon Local Plan Part 3 (Development Management Policies).

**Reasons**

The application (Retrospective) is for the retention a timber shippen to be used as holiday accommodation within the garden curtilage of Redgate House and is considered to be supportable in policy terms. The unit has been made available for use as holiday accommodation for three years and has been successfully let over this period of time. The development occupies a discrete location within the site curtilage area, and its scale and design is such that it assimilates satisfactorily with its immediate surroundings and within the wider landscape. No highways and/or movement issues are raised. Given the separation distance it is not considered that the proposal would result in significant adverse impacts to the amenity of neighbouring occupiers. On this basis the proposal is considered to be acceptable in accordance with policies COR2 and COR18 of the Mid Devon Core Strategy, DM1, DM2 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.

<b>17/01849/FULL</b>	Land and Buildings at NGR 275838 111124 (Wheathaven Farm) Lapford Devon	Erection of an agricultural building to cover livestock yard and repositioning of site entrance	PERCON	DEL	08/01/2018
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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 the first use of the building hereby approved the surface water drainage scheme as shown on the approved plans shall be implemented and thereafter maintained.
- 4 The proposed native hedgerow planting as shown on the approved additional location plan (received by the Local Planning Authority on 8th December 2017) shall be completed in accordance with the approved details during the first planting season (October to March) following commencement of the use of the building. The date of practical completion of the landscaping scheme shall be supplied in writing to the Local Planning Authority within 7 days of that date.

**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 surface water is appropriately dealt with in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM1 and DM2 of the Local Plan Part 3 (Development Management Policies).
- 4 To ensure that the new hedgerow planting is completed within a reasonable time scale in the interests of the visual amenity of the area and in accordance with Policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), Policies DM1 and DM2 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

**Reasons**

The application for the erection of an agricultural building to cover a livestock yard and to relocate the existing site access to a point beyond the new building form, is considered to be supportable in policy terms. The building is fit for purpose and is considered to be reasonably necessary to support the established agricultural activity on the holding. The building will assimilate well with the surrounding agricultural buildings. It is of a typical agricultural design and is considered to respect the character of the rural area. Given the separation distance between the site and neighbouring dwellings, it is not considered that the proposal would result in any adverse impacts on the amenity of nearby properties. Subject to a condition requiring the surface water drainage scheme and replacement hedgerow to be provided, the development is not considered to have an adverse impact on the environment or the local road network. On this basis the development is considered to comply with the following Policies: COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2 and DM22 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

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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.

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17/01851/HOUSE	2 Townsend Gardens Green Acre Halberton Tiverton Devon EX16 7LP	Erection of ground floor and second floor extensions	PERMIT	DEL	11/01/2018
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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 development permitted is first brought into its permitted use the shower room window on the north elevation at second floor level shall be glazed with translucent glass, 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 safeguard the privacy of the occupiers of 91 High Street in accordance with policies DM2 and DM13 of the Mid Devon Local Plan part 3 (Development Management Policies).

#### Reasons

The application for the erection of a ground floor side extension and second floor dormer is considered to be supportable in policy terms. The overall scale and design of the application scheme is considered to be acceptable taking into account the character, scale, setting and design of the existing house. Furthermore it is not considered that the application scheme would result in any material adverse impacts to the living conditions of occupants of neighbouring properties. On this basis the proposals are considered to sufficiently comply with policy COR17 of the Mid Devon Local Plan Part 1 (Core Strategy), policies DM2, DM13 and DM27 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 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.

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Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/01855/HOUSE	Muxbeare Orchard Muxbeare Lane Willand Cullompton Devon EX15 2JH	Retention of a log store	PERMIT	DEL	10/01/2018

#### Conditions

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

#### Reasons

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

#### Reasons

The proposed wood store and composting toilet in terms of its scale, design and position at the south western flank of the property is not considered to dominate the host dwelling and is considered to be supportable in policy terms. The conservatory 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 property. Overall the proposal is considered to comply with the following policies; Mid Devon Core Strategy (Local Plan part 1) COR2 and COR17, 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 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.

17/01858/FULL	Land and Buildings at NGR 288989 107899 Smith Hayne Farm Cheriton Fitzpaine Devon	Reconstruction of existing barn	PERMIT	DEL	08/01/2018
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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 barn as it is approved to be reconstructed shall be used for agricultural purposes only.

#### 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 accordance with the submitted details and because alternative uses may result in other impacts that should be assessed via a new planning application.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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**Reasons**

The proposed development is considered to be reasonably necessary for the current farming function, is well detailed and designed and respects the character, scale, setting and design of the farm house, as well as the setting of the listed building. The development proposed does not cause any adverse impacts on neighbouring properties. The proposal is therefore in accordance with the Mid Devon Local Plan (Part 3 Development Management Policies) Policies DM2, DM22 and DM27 and the National Planning Policy Framework and should be granted consent.

**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.

<b>17/01859/LBC</b>	Land and Buildings at NGR 288989 107899 Smith Hayne Farm Cheriton Fitzpaine Devon	Listed Building Consent for reconstruction of existing barn	PERMIT	DEL	11/01/2018
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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 proposed works will cause less than substantial harm to the barn. However, this is unavoidable given the structural condition of the building. Whilst the barn will be partially reconstructed in modern materials the character of the building as a vernacular structure will be retained as will the greater setting of the listed house. Therefore, the proposed works are not considered to cause unacceptable levels of harm to the main listed building or its setting and will therefore preserve its special architectural, historic and visual interest. The proposal is therefore in accordance with the Mid Devon Local Plan Part 3 (Development Management Policies) Policies DM2 and DM27 and the National Planning Policy Framework and should be granted consent.

<b>17/01872/HOUSE</b>	Ponds Close Bolham Tiverton Devon EX16 7RH	Erection of ground floor extension and replacement of part of existing roof	PERMIT	DEL	10/01/2018
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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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.

**Reasons**

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

**Reasons**

This application for the erection of a single storey front extension and alterations to the roof of an existing 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 is considered to comply with the following policies; Mid Devon Core Strategy (Local Plan part 1) COR2, COR18 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 determining the application in a timely fashion. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

<b>17/01882/HOUSE</b>	Old Goodiford Farm Kentisbeare Cullompton Devon EX15 2AS	Erection of a single storey extension	PERMIT	DEL	08/01/2018
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**Conditions**

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

**Reasons**

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

**Reasons**

This proposal is considered to be supportable in policy terms. The extension and alterations are considered to respect the character, scale, setting and design of the existing dwelling and are not considered to result in overdevelopment of the dwelling curtilage. The proposal is not considered to result in any significantly adverse amenity impacts on any neighbouring residential properties. The development is considered to be in accordance with the following policies: COR2 and COR18 of the Mid Devon Core Strategy (Local Plan part 1), DM1, DM2, DM8 and DM13 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 manner. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

<b>17/01897/HOUSE</b>	Culverwell Cottage Ash Thomas Tiverton Devon EX16 4NS	Erection of two storey extension and alterations	PERMIT	DEL	08/01/2018
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**Conditions**

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

**Reasons**

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

**Reasons**

This proposal is considered to be supportable in policy terms. The extension and alterations are considered to respect the character, scale, setting and design of the existing dwelling and are not considered to result in overdevelopment of the dwelling curtilage. The proposal is not considered to result in any significantly adverse amenity impacts on any neighbouring residential properties. The development is considered to be in accordance with the following policies: COR2 and COR18 of the Mid Devon Core Strategy (Local Plan part 1), DM1, DM2, DM8 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.

<b>17/01981/PNAG</b>	Land and Buildings at NGR 304690 115039 Lower Ayshford Farm Westleigh Devon	Prior notification for the erection of an agricultural machinery storage building	PDA	DEL	09/01/2018
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**Reasons**

The proposed agricultural building is considered to be reasonably necessary to support the agricultural activities on the holding to which it relates. The proposed design and siting of the building including the materials to be used are appropriate for the location and the proposal meets with the requirements of Class A, Part 6, Schedule 2, Article 3 of The Town and Country Planning (General Permitted Development) Order 1995 (as amended). Prior approval is not required.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
18/00012/NMA	Land to The Rear of Exeter Inn Bullen Street Thorverton Exeter Devon EX5 5NG	Non-Material Amendment for 13/00989/FULL to allow alterations to windows and change of roof material from tiles to slate	PERMIT	DEL	09/01/2018

#### Reasons

The new dwelling is a contemporary design and the change to the window pattern on the first floor of the north elevation is considered to be acceptable. Likewise the removal of the glazing bars from the windows and the change of the roofing material from tiles to slates are also considered to be acceptable. The changes will not have an adverse impact on the quality of the design of the new dwelling, they do not materially effect site coverage, they do not enlarge the dwelling nor later it's height or the surrounding ground levels. The changes are therefore acceptable as an Non Material Amendment.

#### Reasons

oAmendment to the window pattern on the first floor, north elevation; oChange to fenestration to remove glazing bars; oChange of roof material form tiles to natural slate.

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