

Decision Register

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/00085/PE	Mid Devon District Council Phoenix House Phoenix Lane Tiverton Devon EX16 6PP	TEST APPLICATION - used by System Admin for 'Testing' purposes only. njr 17.1.17-Do Not Use as test application (Corrupted Application) Please do not use	CLOSED	COMM	16/01/2018

Reasons

This is the reason for approval

Reasons

this is the reason for refusal

17/00353/FULL	Land at NGR 307578 116857 (SE of Oakfield) Burlescombe Devon	Erection of 6 affordable dwellings and formation of access	PERCON	COMM	18/01/2018
---------------	--	--	--------	------	------------

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 No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved by the Local Planning Authority. The development shall be carried out at all times in strict accordance with the approved scheme, or such other details as may be subsequently agreed in writing by the Local Planning Authority.
- 4 In accordance with details that shall previously have been submitted to, and approved in writing 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.
- 5 No part of the development hereby approved shall be brought into its intended use until the access, parking facilities, visibility splays, turning area, parking space and access drainage have been provided in accordance with the approved drawings..
- 6 All development shall be carried out in accordance with the recommendations and mitigation measures set out in section 4 of the Ecological Impact Assessment carried out by Richard Green Ecology and received by the Local Planning Authority on 6th March 2017
- 7 All planting, seeding, turfing or earthworks comprised in the approved details of landscaping as shown on the submitted plans, shall be carried out within 9 months of the substantial completion of the development, and any trees or plants which within a period of five years from the implementation of the scheme (or phase thereof) , die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. Once provided, the landscaping scheme shall be so retained

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
8		The approved drainage scheme shown on drawing number 16.11.283_1002 - po2 contained within the drainage statement (ref 16.11.283_Rev02 dated 13.6.17.) shall be carried out in full prior to the first occupation of the dwellings and thereafter 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, in accordance with Paragraph 141 of the National Planning Policy Framework (2012) and the supporting text in Paragraph 5.3 of the Mid Devon Local Plan Part 3: (Development Management Policies) Policy DM27, that an appropriate record is made of archaeological evidence that may be affected by the development.
- 4 In the interest of public safety and to prevent damage to the highway.
- 5 To ensure that adequate facilities are available for the traffic attracted to the site.
- 6 In the interests of preserving protected species and their habitats and to enhance the ecological value of the site in accordance with Policy DM2 of Local Plan Part 3 (Development Management Policies)
- 7 To ensure that the development makes a positive contribution to the character and amenity of the area in accordance Policy DM2 of the Local Plan Part 3: (Development Management Policies).
- 8 To ensure that adequate measures are in place to manage surface water and foul drainage from the site.

Reasons

A need for affordable housing in Burlescombe has been demonstrated and the proposed dwellings in terms of size, mix and design are considered appropriate for this location. The design and layout of the dwellings are considered acceptable and the comments of the Highway Authority have now been successfully resolved. No concerns regarding air quality have been raised by Environmental Health and it is considered that the removal of young trees, whilst regrettable, does not justify a refusal. No adverse impact on residential amenity is considered to result which justifies a refusal and subject to resolution of the outstanding issues relating to ecology and drainage the proposal is considered to comply with Policies COR1, COR2, and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), Policies AL/DE/6 and AL/IN/3 of the Allocations and Infrastructure Development Plan Document (Local Plan Part 2) and Policies DM1, DM2, DM8, DM14 and DM15 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 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
17/00712/FULL	Thornton House 22 Blundells Avenue Tiverton Devon EX16 4DL	Conversion of western part of school sanitorium to dwelling, formation of new vehicular access and demolition of single storey building to rear and associated external works	PERMIT	DEL	17/01/2018

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 surface water drainage of the site shall be designed as to prevent the discharge of surface water onto any highway.
- 4 No other part of the development shall be commenced until the parking areas have been provided in accordance with details shown on the submitted plans. Following their provision these facilities 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 To prevent damage and to restrict the surface water running onto the highway in the interests of highway safety in accordance with DM2 (criterion d) Local Plan Part 3 (Development Management Policies) and/or in accordance with guidance in the National Planning Policy Framework (NPPF).
- 4 In the interest of highway safety, and to ensure that adequate on-site facilities are available for traffic attracted to the site in accordance DM2 (criterion d) Local Plan Part 3 (Development Management Policies) and/or in accordance with guidance in the National Planning Policy Framework (NPPF).

Reasons

The proposal is acceptable in principle as the site is within the defined settlement limit of Tiverton. The proposal would bring important social benefits in terms of delivering market and accessible housing and it would also promote economic activity. The Council attaches considerable weight to these matters, in light of the Council's current housing land supply position and the need for economic growth. The proposed development will reasonably complement the appearance of the streetscene. Adequate on-site parking with access thereto can be provided to serve this proposal. There is sufficient distance and intervening topography and landscaping between the proposed dwelling and the neighbouring properties not to adversely affect the living conditions of the occupiers of those dwellings. The proposal is therefore in accordance with policies COR9, COR2, and COR13 of the Mid Devon Core Strategy 2007, together with policies DM1, DM2, DM3, DM8, DM14 and DM27. Therefore no environmental harm has been identified which is not capable of being mitigated through the use of planning conditions and the submitted S106.

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
17/00924/MFUL	Land and Buildings at NGR 304296 107112 Newlands Farm Cullompton Devon	Change of use of agricultural buildings to Class B1/B8 (Commercial Use) with associated yard and parking areas, landscaping and alterations to access	PERCON	COMM	15/01/2018

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 No development shall begin until there has 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.
- 4 No part of the development hereby permitted shall be commenced until a programme of percolation tests has been carried out in accordance with BRE Digest 365 Soakaway Design (2016), and the results approved in writing by the Local Planning Authority, in consultation with Devon County Council as the Lead Local Flood Authority. A representative number of tests should be conducted to provide adequate coverage of the site, with particular focus placed on the locations and depths of the proposed infiltration devices.
- 5 No part of the development hereby permitted shall be commenced until the detailed design of the proposed permanent surface water drainage management system has been submitted to, and approved in writing by, the Local Planning authority, in consultation with Devon County Council as the Lead Local Flood Authority. The design of this permanent surface water drainage management system will be informed by the programme of approved BRE Digest 365 Soakaway Design (2016) percolation tests and in accordance with the principles set out in the Surface Water Drainage Strategy (ref Newland Farm Cullompton Rev A dated November 2017).
- 6 No part of the development hereby permitted shall be commenced until the full details of the adoption and maintenance arrangements for the proposed permanent surface drainage management system have been submitted to, and approved in writing by, the Local Planning Authority, in consultation with Devon County Council as the Lead Local Flood Authority.
- 7 No part of the development hereby permitted shall be commenced until the detailed design of the proposed surface water drainage management system which will serve the development site for the full period of its construction has been submitted to, and approved in writing by, the Local Planning Authority, in consultation with Devon County Council as the Lead Local Flood Authority. This temporary surface water drainage management system must satisfactorily address both the rates and volumes, and quality, of the surface water runoff from the construction site.
- 8 The details of the surface water drainage scheme shall be completed in accordance with the details shown within the approved Surface Water Drainage Strategy as set out in the document undertaken by Pitman associates dated November 2017 submitted to and approved by the local planning authority, and following implementation shall be so retained in working order.
- 9 Units H through to Q inclusive as shown on approved site plan 2276-PL-101 REV B thereon shall be used for B1 use only and for no other purpose (including any purpose in Class B2 or 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.
- 10 Units A through to G inclusive as shown on approved site plan 2276-PL-101 REV B thereon shall be used for B1/B2 or B8 use(s) only and for no other purpose 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.
- 11 No retail sales shall be carried out on any part of the application site.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
12		No manufacturing, fabrication or other industrial process shall take place outside the building(s) the subject of this application and shown on drawing No 2276-PL-101 REV B.			
13		The proposed estate road, footways, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, road maintenance/vehicle overhang margins, embankments, visibility splays, accesses, car parking and street furniture shall be constructed and laid out in accordance with details to be approved by the Local Planning Authority in writing before their construction begins, For this purpose, plans and sections indicating, as appropriate, the design, layout, levels, gradients, materials and method of construction shall be submitted to the Local Planning Authority.			
14		No part of the development hereby approved shall be commenced until: A) The access road has been laid out, kerbed, drained and constructed up to base course level for the first 20.00 metres back from its junction with the public highway B) The ironwork has been set to base course level and the visibility splays required by this permission laid out C) The footway on the public highway frontage required by this permission has been constructed up to base course level D) A site compound and car park have been constructed to the written satisfaction of the Local Planning Authority			
15		Prior to commencement of any part of the site the Planning Authority shall have received and approved a Construction Management Plan (CMP) including: (a) the timetable of the works; (b) daily hours of construction; (c) any road closure; (d) hours during which delivery and construction traffic will travel to and from the site, (e) the number and sizes of vehicles visiting the site in connection with the development and the frequency of their visits; (f) the compound/location where all building materials, finished or unfinished products, parts, crates, packing materials and waste will be stored during the demolition and construction phases; (g) areas on-site where delivery vehicles and construction traffic will load or unload building materials, finished or unfinished products, parts, crates, packing materials and waste with confirmation that no construction traffic or delivery vehicles will park on the County highway for loading or unloading purposes, unless prior written agreement has been given by the Local Planning Authority; (h) hours during which no construction traffic will be present at the site; (i) the means of enclosure of the site during construction works; and (j) details of proposals to promote car sharing amongst construction staff in order to limit construction staff vehicles parking off-site (k) details of wheel washing facilities and obligations (l) The proposed route of all construction traffic exceeding 7.5 tonnes. (m) Details of the amount and location of construction worker parking. (n) Photographic evidence of the condition of adjacent public highway prior to commencement of any work;			
16		Prior to the use of any above ground materials first being used on site associated with the buildings details or samples of the materials (including but not exclusively colour of render, Brick, Stone, Mortar, windows, doors, roof covering/detailing, paintwork and colourwash) to be used in the construction of 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 or samples and be so retained.			
17		In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of an approved detailed remediation scheme to bring the site to a condition suitable for the intended use, which is subject to the approval in writing of the Local Planning Authority.			
18		Prior to the occupation of any unit on site written details along with associated plans showing the areas of the site to be managed and maintained by any proposed management company or individual, shall be submitted to and approved in writing by the Local Planning Authority. The external areas of the site shall thereafter be managed in accordance with the agreed terms set out in this maintenance plan and shall be permanently retained, managed and maintained in accordance with it.			

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 appropriate uses are undertaken within proximity of residential units to protect their amenity.
- 4 To ensure that surface water from the development is discharged as high up the drainage hierarchy as is feasible.
- 5 To ensure the surface water runoff from the development is discharged as high up the drainage hierarchy as is feasible, and is managed in accordance with the principles of sustainable Drainage systems.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
6		To ensure that the development's permanent surface water drainage management systems will remain fully operational throughout the lifetime of the development.			
7		To ensure that surface water runoff from the construction site is appropriately managed so as to not increase the flood risk, or pose water quality issues, to the surrounding area.			
8		To ensure that surface water drainage is managed in a sustainable way in accordance with Policy COR11 of the Mid Devon Core Strategy (Local Plan Part 1).			
9		In order to ensure appropriate uses are undertaken on this rural site.			
10		In order to ensure appropriate uses are undertaken on this rural site.			
11		To prevent unnecessary traffic from being attracted to the site as a result of direct sales to retail customers, which may adversely affect safety on the local road network.			
12		To safeguard the character and amenities of the area in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).			
13		To ensure that adequate information is available for the proper consideration of the detailed proposals.			
14		To ensure that adequate on site facilities are available for all traffic attracted to the site during the construction period, in the interest of the safety of all users of the adjoining public highway and to protect the amenities of the adjoining residents.			
15		To ensure the provision of adequate facilities throughout the construction period and in the interest of highway safety.			
16		To ensure that adequate information is available for the proper consideration of the detailed proposals and in the interest of the amenity of the area and in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).			
17		In order to satisfactorily manage any ground contaminants that be uncovered on the site.			
18		To ensure that the development makes a positive contribution to the character and amenity of the area in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).			

Reasons

Following an assessment of the application scheme it is considered that the proposal is supportable in policy terms as a matter of principle. The proposed access into the site remains acceptable in terms of the visibility splays that can be achieved and the level of onsite parking is policy compliant. The building designs are functional but the height, scale and massing of the new buildings and their site locations are such that the scheme would sit comfortably in its context and in relation to its neighbours. Various conditions are recommended. On this basis the proposals are considered in accordance with the relevant Policies: C0R2, COR5, COR9, COR 11, COR14 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2, DM8 and DM20 of the Local Plan Part 3: (Development Management Policies) and 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 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/01715/FULL	Venn View Sampford Peverell Tiverton Devon EX16 7EB	Erection of an agricultural worker's dwelling following removal of mobile home	PERMIT	DEL	19/01/2018

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 occupation of the dwelling shall be limited to a person solely or mainly working, or last working, in the locality in agriculture (as defined by Section 336(i) of The Town and Country Planning Act 1990) or in forestry, or a widow or widower of such a person, or to any dependants.
- 4 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 of Part 1 of Schedule 2 relating to the enlargement, improvement or other alteration of the house (including the installation of new windows or doors or the replacement of existing windows and doors), alterations to the roof of the dwellinghouse, the erection or construction of a porch outside any external door, or the erection of buildings incidental to the enjoyment of the dwellinghouse 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 The site is located outside defined settlement limits in the open countryside, where national and local planning policy requires that there is an 'essential need' for workers to live at or near their place of work in accordance with Policy COR18 of Mid Devon Core Strategy (Local Plan Part 1) and guidance in the National Planning Policy Framework.
- 4 To safeguard the visual amenities and the character and appearance of the area in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).

Reasons

The replacement agricultural worker's dwelling is considered to be justified to meet the needs of a rural worker to serve the holding known as Venn Farm, Sampford Peverell. The proposed replacement dwelling is a 2-storey dwelling which is of a size commensurate with the holding and is of a design and scale appropriate for this rural location. Parking is considered adequate and the permanent siting of the property will not cause harm to the privacy and amenity of any neighbouring properties. Having regard to all material considerations to proposal meets with the requirements of Policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), Policies DM2, DM8 and DM10 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 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
17/01728/FULL	Mai Beaute Chawleigh Chulmleigh Devon EX18 7HH	Erection of a dwelling following demolition of existing garage	PERCON	DEL	17/01/2018

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 windows proposed within the north elevation, as shown on drawing no: 1870817A shall be installed with obscured glazing and shall be retained as such in perpetuity unless otherwise agreed in writing by the Local Planning Authority.
- 4 The relevant part of the development shall not begin until working details of the new external doors, door frames and windows, including sections, mouldings and profiles, glazing and reveal detail have been submitted to, and approved in writing by, the Local Planning Authority. Installation of the doors, doorframes and windows shall be in accordance with these approved details, and be so retained.
- 5 The commencement of the building of the proposed dwelling (above or below ground elements) hereby approved shall not be commenced until the excavation works to the site area and formation of the new boundary treatment as shown on approved drawing 18712170 have been completed and inspected by the Local Planning Authority. The boundary treatment shall be retained and maintained in accordance approved details thereafter.
- 6 Prior to first occupation of the dwelling hereby approved, the parking spaces and revised access arrangements as shown on the approved drawing 8712173 shall be completed and available for use. These works shall be carried out in accordance with details of the drainage details and surfacing materials that shall have previously been submitted to and approved in writing by the Local Planning Authority.
- 7 The roof covering of the development hereby approved shall be of natural slate a sample of which shall be submitted to, and be approved in writing by the Local Planning Authority prior to its use on the building. Such approved slate shall be so used and retained.
- 8 No work shall be carried out on the site on any Sunday, Christmas Day or Bank Holiday or other than between the hours of 0800 and 1800 hours on Monday to Fridays and 0800 and 1300 on Saturdays.

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 development does not result in an unacceptable adverse impact on the use of the neighbouring playing field in accordance with policy DM2 of the Local Plan part 3.
- 4 To ensure the use of materials and detailing appropriate to the development, in order to safeguard the character and appearance of the building and the conservation area in accordance with: Mid Devon Core Strategy (Local Plan part 1) COR2, and Local Plan Part 3 (Development Management Policies) DM2, DM11 and DM27.
- 5 To minimise the impact of the new development on the character and appearance of the conservation area in accordance with policy DM27 of Local Plan part 3.
- 6 To ensure that appropriate parking provision is provided in accordance with policy DM8 to prevent an adverse impact to the local highway network and to ensure the development would respect the character and appearance of the conservation area in accordance with policy DM27.
- 7 To ensure the use of materials appropriate to the development in order to safeguard the character and appearance of the building in accordance with policy COR2 of the Mid Devon Core Strategy (Local Plan part 1) and DM2 and DM27 of the Local Plan part 3.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
------------	---------	----------	----------	---------------	---------------

8 To ensure that the proposed development does not prejudice the amenities of neighbouring properties.

Reasons

The application for the development of a single storey dwelling within the settlement boundary of Chawleigh is considered to be supportable in policy terms. The overall design of the scheme, taking into account the scope of excavation to the site area and new boundary treatments proposed, is considered to be acceptable and would ensure the character and appearance of site and the contribution that it makes towards the Conservation Area, including the setting of the adjacent listed building, are not harmed. Although the new dwelling will provide a reasonably tight relationship with the neighbouring properties, it is not considered that the development would not result in a significant adverse impact to the amenity of occupiers of the neighbouring dwellings. The proposed parking arrangements are considered to be compliant with the requirements of policy DM8. The applicant has made the appropriate contributions in accordance with policy AL/IN/3 and AL/CRE/8. There are no flood risk or drainage issues resulting from the scheme. Overall the proposal is considered to be in accordance with the following policies COR2 and COR17 of the Mid Devon Core Strategy (Local Plan part 1), DM1, DM2, DM8, DM14 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 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.

17/01740/CLP	24 Cotters Close Kentisbeare Cullompton Devon EX15 2DJ	Certificate of lawfulness for the proposed erection of an extension and alterations to garage	PERMIT	DEL	19/01/2018
---------------------	---	---	--------	-----	------------

Conditions

1 The proposal amounts to permitted development in accordance with Article 3, Schedule 2, Part 1, Class A of The Town and Country Planning (General Permitted Development) Order 2015.

17/01783/LBC	Sandford Primary School Church Street Sandford Crediton Devon EX17 4NE	Listed Building Consent to replace a section of defective wall to north	PERCON	DEL	16/01/2018
---------------------	--	---	--------	-----	------------

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 the re-facing of the new wall, a sample panel of stonework not less than 1m x 1m shall be constructed and approved in writing by the local planning authority. The elements of construction subject to written approval shall include mortar type and colour, pointing type, colour and finish, coursing and laying of stones and overall finish of the wall.
- 4 The expansion joints shall match the colour of the pointing of the rest of the wall.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
------------	---------	----------	----------	---------------	---------------

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 safeguard the setting of the listed building and ensure a visual finish appropriate to its setting.
- 4 In order to achieve a good visual finish appropriate to the setting of the listed building.

Reasons

The works are necessary and justified given the structural movement and to ensure the safety of users of the school. There are some low levels of less than substantial harm caused, however these are balanced against the safety requirements and are found to be within acceptable parameters. The works, with conditions, are therefore considered acceptable. The proposal is therefore in accordance with the Mid Devon Local Plan (Part 3) policy DM27 and the National Planning Policy Framework and should be granted consent.

17/01805/FULL	Land at NGR 295470 111702 (Little Barn) Collipriest Devon	Change of use of agricultural land to domestic garden; erection of extension; changes to the fenestration and erection of a car port	PERMIT	DEL	18/01/2018
---------------	---	--	--------	-----	------------

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 fencing on the western boundary of the property known as Little Barn, identified on drawing 3d shall only be provided in accordance with the approved details on drawing 5 and shall be maintained and retained as such thereafter. There shall be no substitution of materials nor shall any further fencing erected without prior written approval from 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 ensure the boundary treatment is appropriate and respects the setting of the Grade II listed building, Stable Barn, in accordance with DM27.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
------------	---------	----------	----------	---------------	---------------

Reasons

This application for the change of use of agricultural land to domestic garden; erection of extension; changes to the fenestration and erection of a car port at Little Barn, Collipriest is considered to be supportable in policy terms. The proposal in terms of its scale, design and position is considered to be acceptable and will not harm the setting of the listed building or the character and appearance of the host dwelling. The proposal does not result in over development and it is not considered that there are 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, COR18 of the Local Plan part 3 (Development Management Policies) DM2, DM8, DM13, 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 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.

17/01810/HOUSE	Stable Barn Collipriest Tiverton Devon EX16 4PT	Erection of a car port following demolition of existing aviary	PERMIT	DEL	18/01/2018
-----------------------	--	---	--------	-----	------------

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

This application for the demolition of an aviary and the erection of a carport is considered to be supportable in policy terms. The carport in terms of its scale, design and position is considered to be acceptable and will not harm the setting of the listed building. The proposal 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, DM8, DM13, 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 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
17/01835/CLU	Diptford Cottage Stoodleigh Tiverton Devon EX16 9RU	Certificate of lawfulness for the existing use of a dwelling for a period in excess of 4 years	PERMIT	DEL	16/01/2018

Reasons

the use described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto and shown edged and stippled black on the plan attached to this certificate, was lawful within the meaning of Section 191 of the Town and Country Planning Act 1990 (as amended), for the following reason:- From the evidence submitted in support of this application the Local Planning Authority, on the balance of probabilities that Diptford Farm Cottage has been occupied continuously as a separate dwelling for a period in excess of four years. The certificate granted demonstrates what the Local Planning Authority considers to be the relevant area of occupation as a separate dwelling, this includes the Cottage, its parking area and courtyard.

17/01847/FULL	28 Gold Street Tiverton Devon EX16 6PY	Change of use from A1 (Shop) to A3 (Cafe/Restaurant) and erection of single storey extension to rear	PERCON	DEL	18/01/2018
---------------	---	--	--------	-----	------------

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 No development shall take place until there has been submitted to and approved in writing, by the Local Planning Authority, an Odour Management Plan, setting out cleaning, maintenance and filter replacement policies. The plan should include a written recording system to record and demonstrate when all such work is carried out. The approved odour management plan shall be complied with throughout the duration of the use. The extraction system shall be designed and maintained so as to achieve a noise rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Where the extraction system is to be installed in or mounted on the building containing a noise sensitive use (residential dwelling) adequate control measures for structure borne noise and vibration should be used and maintained.

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 amenities of the area and the amenity of adjacent occupiers in accordance with policies DM2 and DM7 of the Local Plan Part 3: (Development Management Policies).

Reasons

The proposed change of use and the extension are considered to have minimal impact on the primary retail area of Tiverton given its location outside of the primary shopping frontage, existing permitted development rights, the current vacancy rate of the centre and the nature of the use proposed. The development is therefore considered to be acceptable and in accordance with policies COR1, COR2, COR4, COR6, COR7, COR9, COR12, COR13 of the Mid Devon Core Strategy (Local Plan Part 1), Mid Devon Local Plan (Part 3) policies DM1, DM2, DM7, DM8, DM16, DM18, DM27, National Planning Policy Framework. The works relating to the proposed shop front are considered to be in accordance with policies COR2 of the Mid Devon Core Strategy (Local Plan Part 1), DM2, DM18 and DM27 of Mid Devon Local Plan part 3 (Development Management Policies). Therefore the proposal should be granted permission.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
------------	---------	----------	----------	---------------	---------------

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.

17/01869/HOUSE	Crockers Farm Hemyock Cullompton Devon EX15 3PY	Erection of first floor extension and re-roofing of building	PERCON	DEL	16/01/2018
-----------------------	--	---	--------	-----	------------

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 No works shall begin on the extension hereby approved until a sample panel of between 1 and 2 square meters in size in the proposed salvaged stone indicating pointing, mortar and method of laying has been provided on site for inspection and agreed in writing by the Local Planning Authority. All new stonework shall be constructed in accordance with the approved sample.
- 4 No new windows shall be installed until working details including sections mouldings, profiles, finishes and glazing have been submitted to and approved in writing by the Local Planning Authority. Installation of the windows shall be in accordance with these approved details and so retained.
- 5 Prior to commencement of any roofing or reroofing hereby permitted there shall be submitted to and approved in writing by the Local Planning Authority a sample of natural slate. Such approved natural slate shall be so used and 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 that all stonework to the extension is of an appropriate matching appearance to that of the house in order to safeguard the character and appearance of the building in the landscape of the Area of Outstanding Natural Beauty in accordance with Mid Devon Local Plan Policies DM 13 and DM29 .
- 4 To ensure the use of materials and detailing appropriate to the character and appearance of the building and the context of the Area of Outstanding Natural Beauty in accordance with Mid Devon Local Plan Policies DM13 and DM29.
- 5 To ensure the use of materials appropriate to the character and appearance of the building and in the context of the Area of Outstanding Natural Beauty in accordance with Mid Local Plan Policies DM13 and DM29.

Reasons

The proposed extension and reroofing to the main farmhouse is considered to be acceptable. Therefore, the proposal is in accordance with Mid Devon Local Plan (Part 3) Policies DM13, DM27 and DM29 and with paragraphs 131, 132 and 134 of the National Planning Policy Framework

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
------------	---------	----------	----------	---------------	---------------

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.

17/01870/LBC	Crockers Farm Hemyock Cullompton Devon EX15 3PY	Listed Building Consent for the erection of first floor extension, re-roofing of building and internal alterations	PERCON	DEL	16/01/2018
--------------	--	--	--------	-----	------------

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 No work shall begin on the extension hereby approved until a sample panel of between 1 and 2 square metres in size in the proposed salvaged stone indicating pointing mortar and method of laying has been provided on site for inspection and agreed in writing by the Local Planning Authority. All new stonework shall be constructed in accordance with the approved sample.
- 4 No new windows shall be installed until working details including sections, mouldings, profiles, finishes and glazing have been submitted to and approved in writing by the Local Planning Authority. Installation of the windows shall be in accordance with these approved details and so retained.
- 5 Prior to commencement of any roofing or reroofing hereby permitted there shall be submitted to and approved in writing by the Local Planning Authority a sample of natural slate. Such approved natural slate shall be so used and retained.

Reasons

- 1 In accordance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure that all stonework to the extension is of an appropriate matching appearance to that of the house in order to safeguard the character and appearance of the listed building in accordance with Mid Devon Local Plan Policy DM27.
- 4 To ensure the use of materials and detailing appropriate to the character and appearance of the listed building in accordance with Mid Devon Local Plan Policy DM27.
- 5 To ensure the use of materials appropriate to the character and appearance of the listed building in accordance with Mid Devon Local Plan Policy DM27.

Reasons

The proposed extension and reroofing to the main farmhouse is considered to be acceptable. Therefore, the proposal is in accordance with Mid Devon Local Plan (Part 3) Policies DM27 and DM29 and with paragraphs 131, 132 and 134 of the National Planning Policy Framework

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/01871/HOUSE	Enfield House Threshers Crediton Devon EX17 3NW	Erection of two-storey side extension	PERMIT	DEL	16/01/2018

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 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 DM13.

Reasons

The application proposes the erection of a two storey side extension and is considered 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. The development is acceptable in terms of its impact on the character and appearance of the Conservation Area. Having regard to the evidence presented by the applicants, the proposal is not considered to result in the loss of a useable off street parking space. Therefore, on balance, it is not considered that the additional parking burden created by this extension is significant so as to warrant refusal of the application on these grounds. Overall the proposal is considered to be in accordance with the following policies COR1 COR2 and COR15 of the Mid Devon Core Strategy (Local Plan part 1), DM1, DM2, DM13 and DM27 of the Local Plan part 3 and government advice in the National Planning Policy Framework.

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.

17/01876/FULL	Building at NGR 279709 103723 (Lower Shoplands) New Buildings Sandford Devon	Conversion of redundant barn to a dwelling (Revised Scheme)	PERCON	DEL	17/01/2018
---------------	--	---	--------	-----	------------

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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
3		Before their installation, working details of the new external doors, windows including sections, mouldings, profiles, glazing and finishes shall be submitted to and approved in writing by the Local Planning Authority. Installation of the doors and windows shall be in accordance with these approved details and be so retained.			
4		Before their use samples of the materials to be used on the external surfaces of the building shall be submitted to and approved in writing by the Local Planning Authority. Only such approved materials shall be used and shall be so retained.			
5		All rainwater goods shall be of cast iron, or other metal, the final finish of which shall be agreed in writing by the Local Planning Authority before installation, and shall be so retained.			
6		The cobbles to be removed from the ground floor of the barn as part of the conversion works shall be reused as external surfacing materials elsewhere within the site. These works should be completed prior to the first occupation of the dwelling.			
7		The roof lights hereby approved shall be flush fitting conservation style and retained as such in perpetuity.			
8		The mitigations and recommendations set out in the Colmer Ecology Protected Species Building Assessment and Bat Survey Report dated August 2017 shall be complied with in full during the development hereby approved.			
9		The development hereby permitted shall be carried out at all times strictly in accordance with the conclusions and recommendations of the provided by Paul Smith, Structural Engineer in his letter and accompanying schedule of works dated 4th November 2017.			
10		Prior to occupation of the dwelling hereby approved, there shall be submitted to, and approved in writing by the Local Planning Authority, a landscaping scheme to include details of any changes in existing ground levels, details of boundary treatments, details of hard surfacing materials, as well as a time scale for completing the implementation of the landscaping and boundary treatments. Once provided, the landscaping scheme shall be so retained.			
11		Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development)(England) Order 2015 no development of the types referred to in Classes A, B, C, D, E of part 1 relating to extensions, alterations to roofs, porches, sheds and enclosures, shall be undertaken within the application site without the Local Planning Authority first granting planning permission.			
12		If during development, contamination is found to be present at the site then no further development, unless otherwise given prior written approval by the Local Planning Authority, shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority, a Method Statement detailing how this unsuspected contamination shall be dealt with and mitigated.			

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 and detailing appropriate to the development in order to safeguard the character and appearance of the building in accordance with Local Plan Part 3 (Development Management Policies) DM2 and DM11.
- 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 Local Plan Part 3 (Development Management Policies) DM2 and DM11.
- 5 To ensure the use of detailing appropriate to the development in order to safeguard the character and appearance of the building in accordance with Local Plan Part 3 (Development Management Policies) DM2 and DM11.
- 6 In the interest of preserving heritage value within the site in accordance with Local Plan Part 3 (Development Management Policies) DM27.
- 7 To ensure the use of detailing appropriate to the development in order to safeguard the character and appearance of the building in accordance with Local Plan Part 3 (Development Management Policies) DM2 and DM11.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
8		To ensure the protection of any ecological interest at the site in accordance with Local Plan Part 3 (Development Management Policies) DM11.			
9		To ensure appropriate conversion of the building in accordance with Local Plan Part 3 (Development Management Policies) DM11.			
10		To safeguard the character and appearance of the area in accordance with policy COR2 of the Mid Devon Core Strategy and DM2 of the Local Plan Part 3 (Development Management Policies).			
11		To safeguard the visual amenity of the site and the character and appearance of the building in accordance with Mid Devon Core Strategy (Local Plan 1) policy COR2 and Local Plan Part 3 (Development Management Policies) DM2 and DM11.			
12		To ensure appropriate remediation of the identified contamination at the site.			

Reasons

The application is for the conversion of an agricultural building to a dwelling and is considered to be supportable in policy terms. The conversion is considered to be sympathetic and it is not considered that the proposal would result in harm to the character or appearance of the setting of the adjacent listed buildings. The proposed scheme will achieve an acceptable level of amenity for future occupiers and it is not considered that the use of the building for residential purposes or the design of the windows would result in harm to the amenity of occupiers of nearby residential properties. The development provides suitable bat mitigation measures to protect biodiversity interests at the site. On balance it is considered that satisfactory access and parking arrangements can be achieved to serve the new development. The applicant has made appropriate contributions in accordance with policy AL/IN/3. Overall the proposal is considered to be acceptable in accordance with the following policies: COR2 of the Mid Devon Core Strategy (Local Plan part 1), DM1, DM2, DM8, DM11, DM14 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.

17/01885/HOUSE	1A Saxon Close Crediton Devon EX17 3DS	Erection of a rear extension	PERMIT	DEL	15/01/2018
-----------------------	---	------------------------------	--------	-----	------------

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 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 DM13.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
------------	---------	----------	----------	---------------	---------------

Reasons

The application for the single storey rear extension 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 COR15 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.

17/01889/HOUSE	Whitley Copse Bradninch Exeter Devon EX5 4LA	Erection of a ground floor extension with enlargement of existing balcony to bedroom	PERMIT	DEL	19/01/2018
-----------------------	---	--	--------	-----	------------

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 application seeks permission for the erection of a ground floor extension with enlargement of existing balcony to bedroom at Whitley Copse, Bradninch. The proposal is acceptable in policy terms. It is considered that the proposal has conformed to the criteria set out to achieve high quality design. Therefore, the proposal has adequately shown respect for the existing buildings character, scale, setting and design. It is not considered that the proposed development will result in an overdevelopment of the dwelling curtilage or, any adverse impacts on the living conditions of neighbouring properties. Therefore the application meets Policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2 and DM13 of the Mid Devon Local Plan Part 3 (Development Management Policies) and is supportable. The application should be granted approval 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/01908/FULL	6 Angel Hill Tiverton Devon EX16 6PE	Change of use from office to residential dwelling	PERMIT	DEL	19/01/2018

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

Having regard to all material considerations, it is concluded that the application does accord with adopted policy within the Development Plan and the presumption in favour of sustainable development. When tested against Paragraph 14 of the Framework the Local Planning Authority consider that any adverse impacts of the proposed development would not significantly and demonstrably outweigh the benefits when assessed against the policies of the NPPF as a whole, as well as being in accordance with Policy COR1 and COR13 of the Mid Devon Core Strategy (Local Plan Part 1) and Policy DM1, DM2, DM14, DM15 and DM16 of the 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.

17/01926/LBC	Handley Farm Clayhanger Devon TA4 2BE	Listed Building Consent for the conversion of games room to provide additional accommodation for adjacent holiday unit	PERMIT	DEL	18/01/2018
--------------	---------------------------------------	--	--------	-----	------------

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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
------------	---------	----------	----------	---------------	---------------

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

Reasons

The proposed works are considered to cause no additional harm to the curtilage listed buildings which have been extensively altered in the past through consented conversion works. The remaining character and appearance is preserved and enhanced and therefore the alterations are acceptable. The proposal is therefore in accordance with the Mid Devon Local Plan (Part 3) policy DM27 and the National Planning Policy Framework and should be granted consent.

17/01937/HOUSE	Kingfishers 25 Withy Close Tiverton Devon EX16 4HZ	External alterations to include conversion of garage to form additional living accommodation and formation of raised decking area with glass balustrade at rear (Revised scheme)	PERMIT	DEL	18/01/2018
-----------------------	--	--	--------	-----	------------

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 1.7m high privacy screens as shown on drawing number J207/05E to the south east elevation and north west elevation of the raised timber deck shall be erected in accordance with the approved plan prior to first occupation of the development and shall be permanently retained. For the avoidance of doubt, these privacy screens shall be the form of a solid barrier such as that of a timber or obscure glazed panel.

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 safeguard the amenities and privacy of residents of adjoining properties in accordance with policy DM2 of the Local Plan Part 3: (Development Management Policies).

Reasons

This proposal is considered to be supportable in policy terms. The area of decking, raised flat roof above garage and changes to fenestration details 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. As a result of the implementation of privacy screens to either side of the area of decking, the proposal is not considered to result in any significantly adverse amenity impacts on the neighbouring properties. The development is considered to be in accordance with the following policies: COR2 and COR13 of the Mid Devon Core Strategy (Local Plan part 1), DM1, DM2, DM8, DM13, and DM27 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
------------	---------	----------	----------	---------------	---------------

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.

17/02015/PNAG	Brittledown Farm Cheriton Bishop Exeter Devon EX6 6HH	Prior Notification for the erection of an extension to an agricultural building	PDA	DEL	15/01/2018
----------------------	--	---	-----	-----	------------

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) (England) Order 2015. Prior approval is not required.
