

Decision Register

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/01613/FULL	Land and Buildings at NGR 286979 100184 Shobrooke Mill Shobrooke Devon	Conversion of mill buildings to form one dwelling, two holiday flats, office, and associated parking	PERCON	DEL	26/01/2018

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 to which this permission relates shall commence until an appropriate programme of historic building recording and analysis has been secured and implemented in accordance with a written scheme of investigation which has been submitted to and approved in writing 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 Before any of the units whether residential, holiday or office are occupied, dedicated parking spaces shall be provided in accordance with Policy DM8 of the Local Plan and in accordance with details including a site plan that shall have been previously approved in writing by the Local Planning Authority. Following their provision these facilities shall be so retained.
- 5 Prior to their installation full working details including long and cross sections of the proposed rooflights together with materials and finishes shall be submitted to and approved in writing by the local planning authority. Installation of the rooflights shall be strictly in accordance with these approved details and so retained.
- 6 Before their installation full working details including long and cross sections of all windows together with glazing bar profiles shall be submitted to and approved in writing by the local planning authority. Installation shall be strictly in accordance with these approved details and so retained.
- 7 The holiday units hereby approved shall be used solely as holiday accommodation and not for permanent residential use. The owners shall maintain an up to date register of the names of all occupiers of the two flats, 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.
- 8 The proposed flood escape routes as shown on drawing 121/12, first and second floor plans on drawing 121/04 B, first floor plan on drawing 121/05 B and first floor plan shown on drawing 121/06 C shall be provided before the first use or occupation of any of the units hereby approved and shall be retained and unobstructed at all times thereafter.
- 9 Flood warning notices showing designated escape routes shall be placed in the courtyard in accordance with details that shall have been previously submitted to and approved in writing by the Local Planning Authority.
- 10 The mitigation works and measures as proposed in the HEA Ecology Report (ref: HEA 368a2017) and dated October 2017 shall be implemented, completed and retained in accordance with the requirements of that report.

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
3		To ensure 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 Policy DM27 that an appropriate record is made of the historic building fabric that may be affected by the development.			
4		in the interest of highway safety by ensuring adequate on site provision in accordance with policy DM8 of the Mid Devon Local Plan part 3 Development Management Policies.			
5		To ensure the use of materials and detailing appropriate to the character and appearance of these historic buildings.			
6		To ensure the use of materials and detailing appropriate to the character and appearance of these historic buildings.			
7		In accordance with the scheme as submitted and determined to be policy compliant.			
8		To ensure that occupiers and users of the site have safe means of escape in the event of a flood.			
9		To ensure that occupiers and users of the site are aware of the designated escape routes in the event of a flood.			
10		To ensure the protection of any ecological interests at the site in accordance with Policy DM11 of the Local Plan Part 3 (Development Management Policies).			

Reasons

The proposed change of use to form a dwelling, two holiday flats and an office and the associated schedule of internal and external alterations will result in a sensitive scheme of conversion for an important group of heritage assets will secure the conservation and long term survival of an important group of curtilage listed buildings in the open countryside whilst benefitting the local economy and retaining the nature conservation interests. Details of the scheme demonstrate an adequate response to the potential dangers arising from an identified flood risk in terms of arrangements for safe evacuation in the event of a flood event. The proposed vehicular access arrangements are considered acceptable and given the secluded location the scheme does not result in any detriment to any neighbouring occupiers. On this basis the application scheme is considered to comply with policies COR1, COR2, COR 9, COR11, COR18, of Mid Devon Core Strategy (Local Plan Part 1), policy AL/IN/3 of Mid Devon Local Plan (Part 2 and policies DM2, DM8, DM11, DM24 and DM27 of Mid Devon 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 determining the application in a timely fashion within the extension of time. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

17/01614/LBC	Land and Buildings at NGR 286979 100184 Shobrooke Mill Shobrooke Devon	Listed Building Consent for the conversion of mill buildings to form one dwelling, two holiday flats, office, and associated parking	PERCON	DEL	25/01/2018
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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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
3		No works to which this consent relates shall commence until an appropriate programme of historic building recording and analysis has been secured and implemented in accordance with a written scheme of investigation which has been submitted to and approved in writing 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		Prior to their installation full working details including long and cross sections of the proposed rooflights together with materials and finishes shall be submitted to and approved in writing by the Local Planning Authority. Installation of the rooflights shall be strictly in accordance with these approved details and be so retained.			
5		Prior to their installation full working drawings including long and cross sections of all windows together with glazing bar profiles shall be submitted to and approved in writing by the Local Planning Authority. Installation shall be strictly in accordance with these approved details and be so retained.			
6		Prior to installation a sample of the proposed new profiled metal roof covering shall be submitted to and approved in writing by the Local Planning Authority.			
7		The metal components of the water wheel and the machinery powered by the water wheel as identified in Martin Watt's Heritage Statement shall be retained on site and repaired in order to reinstate these components of the listed buildings. Details of the proposed repairs and reinstatement together with a timetable for implementing these works shall be submitted to and approved in writing by the local planning authority within six months of the date of this consent. The repairs and reinstatement shall be completed in accordance with the approved.			

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 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 Policy DM27 (2013) that an appropriate record is made of the historic building fabric that may be affected by the development.
- 4 To ensure the use of appropriate design, materials and finishes on the development in order to safeguard the character and appearance of the buildings in accordance with policy DM27 of the Mid Devon Local Plan part 3 Development management policies.
- 5 To ensure the use of appropriate design and detailing on the development in order to safeguard the character and appearance of the buildings in accordance with policy DM27 of the Mid Devon Local Plan part 3 Development Management Policies.
- 6 To ensure the use of appropriate design, finishes and details on the development in order to safeguard the character and appearance of the buildings in accordance with policy DM27 of the Mid Devon Local Plan Part 3 Development Management Policies.
- 7 The mill machinery has been identified as contributing to the particular significance of the buildings and as such their repair and restoration is in accordance with policy DM27 of the Mid Devon Local Plan part 3 Development Management Policies.

Reasons

The proposed conversions to a dwelling, holiday flats and an office will result in the repair and sympathetic alterations to a group of historically important curtilage listed buildings including some for economically beneficial use. Whilst there is some loss of historic fabric and some alterations that cause less than substantial harm, that harm is outweighed by the overall benefits of the scheme in repairing and reusing these historic assets. The scheme takes account of the need to mitigate for the identified adverse impacts on protected species and the need to address the consequences of flood risk on future occupants and users of the site. Therefore, the proposal is in accordance with Policy DM27 and paragraphs 28, 103, 118, 131, 132 and 141 of the National Planning Policy Framework.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/01657/FULL	Oakside Culmstock Road Hemyock Cullompton Devon EX15 3RJ	Erection of a dwelling with new access	REFUSE	DEL	24/01/2018

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 seeking an extension of time. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

Reasons

- 1 The site is located in the countryside where national and local planning policy and in particular Paragraph 55 of the National Planning Policy Framework seek to avoid new homes in the countryside unless there are special circumstances such as the essential need for a rural workers dwelling. No information has been submitted to demonstrate there are any such special circumstances. The Local Planning Authority has considered the shortfall in housing land supply and have attached appropriate weight to the benefits of the application scheme. However the shortfall in supply does not override all other considerations. In this instance, the harm that has been identified in providing residential development in an unsustainable location and in a form which detracts from the character and appearance of the streetscene significantly and demonstrably outweighs the benefits that would be derived from the scheme. The proposal would not satisfy the environmental dimension to sustainable development, as defined within the Framework, and in failing to meet overall sustainability objectives it would also conflict with Mid Devon Core Strategy (Local Plan Part 1) Policy COR1 and Mid Devon Local Plan Part 3 (Development Management Policies) Policy DM1.

17/01690/LBC	Paddock Head Kentisbeare Cullompton Devon EX15 2BU	Listed Building Consent for the installation of a 6.0KW convection wood burning stove	PERMIT	DEL	24/01/2018
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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 are considered to cause no additional harm to the listed building which has been extensively altered in the past through consented conversion works. The remaining character and appearance is preserved 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/01853/HOUSE	4 Dartmoor View Black Dog Crediton Devon EX17 4RH	Erection of a replacement lean-to	PERMIT	DEL	24/01/2018

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 for the erection of replacement lean to structure is considered to be supportable in policy terms. The proposed lean to, including the raised height of the roof and enlarged footprint ((when compared to the existing) , is considered to respect the character, scale, setting and design of the existing dwelling. There are no concerns regarding overdevelopment of the curtilage or impact on neighbouring properties. Overall the proposal is considered to be compliant with the following policies 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.

17/01861/FULL	Land at NGR 315530 116722 (The Gallop) Clayhidon Devon	Erection of a general purpose agricultural building	PERCON	DEL	26/01/2018
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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 No development shall begin until there has been submitted to, and approved in writing by the Local Planning Authority, a tree planting scheme. All planting comprised in the approved details of landscaping shall be carried out within 9 months of the substantial completion of the development, and any trees which, within a period of five years from the completion of the development 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.
- 4 No development shall begin until samples of the materials to be used for all the external surfaces of the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such approved materials shall be so used and retained.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure that the development makes a positive contribution to the local distinctiveness, biodiversity, character and scenic beauty of the area in accordance with Policy DM29 of the Local Plan Part 3 (Development Management Policies), PD1/B of the Blackdown Hills AONB Management Plan and National Planning Policy Framework paragraph 115.
- 4 To ensure the use of materials appropriate to the development in order to safeguard the landscape and scenic beauty of the Area of Outstanding Natural Beauty in accordance with Local Plan Part 3 (Development Management Policies) Policies DM2 and DM29, National Planning Policy Framework paragraph 115 and PD1/B of the Blackdown Hills AONB.

Reasons

The application seeks permission for the erection of a general purpose agricultural building at land at NGR 315530 116722 (The Gallop), Clayhidon. The proposal is considered to be acceptable in policy terms. It is considered that the proposal is reasonably necessary to support the agricultural operations of the wider holding. It is considered that the proposal has been sensitivity located to reduce impacts on neighbours living conditions, considering also the sites constraints and character. It is not considered that the proposed agricultural building will negatively impact environment quality or the local transport network. Therefore the proposal meets DM22. The application did not successfully policies requirements set out in NPPF paragraph 115, Development Management Policy DM29, or PD1/B of the Blackdown Hills AONB Management Plan. Therefore a condition has been imposed that aims to reduce the potential visual impact, and conserve the biodiversity value of the site. Thus on planning balance the application is considered supportable and meets these policies. Therefore the application meets Policies DM1, DM2, DM22 and DM29 of the Local Plan Part 3 (Development Management Policies) and Policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1). Approval should be granted 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 negotiations and determining the application in a timely fashion. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

17/01890/PNCOU	Building at NGR 305119 118148 Ford House Farm Holcombe Rogus	Prior notification for the change of use of agricultural building to dwelling under Class Q	APA	DEL	23/01/2018
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Reasons

- 1 The proposed change of use of the building into a dwelling as shown on the approved plans accords with the requirements of Class Q (a) and Q (b) of the Town and Country Planning (General Permitted Development) (England) Order 2015.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/01891/CLU	Rosalyn Cottage Cheriton Fitzpaine Crediton Devon EX17 4HR	Certificate of lawfulness for the existing dwelling built not in accordance with the terms of Planning Permission 87/02011/FULL for a period in excess of 4 years	PERMIT	DEL	22/01/2018

Reasons

Therefore it is concluded that there is clear conflict between the original permission and the development which exists at site today. In the absence of evidence to the contrary it is concluded that the dwelling which exists today is likely to represent a new build when it was completed and therefore not in accordance with the original planning permission. Therefore on the balance of probability the applicants case is not disputed, and given that it is also clear that this dwelling has existed for well in excess of 4 years it is therefore exempt from enforcement action.

17/01892/PNCOU	Land and Buildings at NGR 305129 118110 (Ford House Farm) Holcombe Rogus Devon	Prior notification for the change of use of agricultural building to dwelling under Class Q	APA	DEL	23/01/2018
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Reasons

- 1 The proposed change of use of the building into a dwelling as shown on the approved plans accords with the requirements of Class Q (a) and Q (b) of the Town and Country Planning (General Permitted Development) (England) Order 2015.

17/01896/FULL	The Mission Room Cheriton Fitzpaine Exeter Devon EX5 5QH	Change of use of agricultural land to residential garden, erection of single storey extension and installation of a rooflight on main dwelling	PERMIT	DEL	24/01/2018
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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 finished of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the use of materials and detailing appropriate to the character and appearance of the building in accordance with Mid Devon Core Strategy (Local Plan 1) COR2 and Local Plan part 3 (Development Management Policies) DM2 and DM13.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

The application for the change of use of agricultural land to residential garden, erection of single storey extension and installation of a roof light on the main dwelling is considered to be supportable in policy terms. The extensions and alterations to the building are considered to be of a suitable scale, siting and design and are considered to respect the traditional character of the existing building. There are no concerns regarding overdevelopment of the dwelling curtilage or impact on neighbouring properties. Overall the proposal is considered to be acceptable in accordance with policies COR2 and COR18 of the Mid Devon Core Strategy (LP1), DM1, DM2 and DM13 of the Local Plan part 3 (Development Management Policies) and government advice in the National Planning Policy Framework.

Reasons

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

17/01902/FULL	Land and Buildings at NGR 275679 107184 Middlecott Farm Morchard Bishop Devon	Erection of roof over existing silage clamp	PERMIT	DEL	24/01/2018
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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 for the erection of roof over existing silage clamp is considered to be supportable in policy terms. The proposal supports the existing agricultural operations on the holding and is considered to be reasonably necessary. The design is of a typical agricultural style and overall it is not considered that the development will have an adverse impact on the visual amenity of the area or the amenity of nearby residents. It is not considered that the proposal would have an adverse impact on the environment. 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 Policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), Policies DM1, DM2 and DM22 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/01932/HOUSE	2 Gaters Gardens Sandford Crediton Devon EX17 4LU	Installation of dormer windows, infill at first floor level to form shower room, and erection of wall to enclose space on rear elevation to form storage area	PERMIT	DEL	24/01/2018

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 policies DM13 and DM27 of the Mid Devon Local Plan Part 3.

Reasons

The application proposes the installation of dormer windows, and other alterations to the roofscape above the existing attached garage, and the erection of a wall to enclose space on the rear elevation to form a domestic storage area, and is considered supportable in policy terms. The development is considered to respect the character, scale, setting and design of the existing dwelling and the Conservation Area. 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 COR17 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.

17/01942/FULL	Land at NGR 278889 103169 (Langlands Farm) New Buildings Sandford Devon	Erection of a general purpose agricultural storage and livestock building	PERMIT	DEL	24/01/2018
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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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

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

Reasons

The application for the erection of a general purpose agriculture storage and livestock building is considered to be supportable in policy terms. The building is required to provide additional space for agricultural storage and livestock and is therefore considered to be reasonably necessary to support the agricultural activity on the holding. The building will be clearly visible within the wider landscape, however it will be viewed in accordance with the existing agricultural buildings and overall would not cause unacceptable harm to the character and appearance of the area. Given the separation distance to neighbouring properties it is not considered that it would result in significant adverse impacts on their amenity. There are no concerns with regard to environmental or highway impacts. Overall the proposal is considered to be acceptable in accordance with policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan part 1), DM1, DM2 and DM22 of the Local Plan part 3 (Development Management Policies) and government advice in the National Planning Policy Framework.

Reasons

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

17/01943/LBC	Coldharbour Mill Coldharbour Uffculme Cullompton Devon EX15 3EE	Listed Building Consent for repairs to Gas Retort House, Linhay Barn, and Economiser Shed	PERCON	DEL	24/01/2018
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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.
- 3 Prior to work commencing on each building there shall be submitted to and approved in writing by the Local Planning Authority a schedule of works and specifications for all repairs and alteration.
- 4 No works shall commence on any roof until samples of new or replacement roofing materials including for any works to the ventilation louvre on the gas retort house have been submitted to and approved in writing by the Local Planning Authority.

Reasons

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

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| 3 | | To ensure the use of materials and detailing appropriate to the character and appearance of the individual buildings in accordance with Policy DM27 of the Mid Devon Local Plan part 3 (Development Management Policies). | | | |
| 4 | | To ensure the use of materials appropriate to the character and appearance of each individual building in accordance with Policy DM27 of the Mid Devon Local Plan (part 3) Development Management Policies. | | | |

Reasons

The proposed works relate to repairs and improvements to three outbuildings associated with the Grade II* listed Coldharbour Mill enabling better use to be made of the spaces and resulting in an improved appearance. Any small negative impact on the significance of the buildings arising from the works will be offset by the public benefits arising from increased accessibility of the site by visitors to the museum. The scheme is in compliance with Local Plan Policy DM27 of the Local plan (part 3) and with paragraphs 132 and 134 of the National Planning Policy Framework.

17/01951/HOUSE	Triangle House Pounds Hill Crediton Devon EX17 1DT	Erection of single storey extension	PERMIT	DEL	24/01/2018
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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 for the erection of single storey 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 would not harm the character or appearance of the conservation area. There are no concerns regarding overdevelopment of the dwelling curtilage. Given the orientation, screening and layout of the property in relation to the neighbouring dwellings, it is not considered that the proposal would result in a significant adverse impact on the amenity of neighbouring occupiers. Overall the proposal is considered to be acceptable in accordance with policies COR2 and COR15 of the Mid Devon Core Strategy (LP1), 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 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
17/01982/HOUSE	Stable Mews Cottage Huntsham Tiverton Devon EX16 7NA	Retention of single storey extension	PERMIT	DEL	22/01/2018

Reasons

The application seeks permission for the retention of a single storey extension at Stable Mews, Huntsham Court. It is considered that the proposal is acceptable in policy terms. The extension to be retained does not negatively impact the character, scale, setting and design of the original dwelling. Its construction has not resulted in the overdevelopment of the dwelling curtilage. It is not considered that the extension has resulted in any adverse impacts on the living conditions of neighbouring properties. Therefore the application has complied with COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and, DM1, DM2 and DM13 of the Mid Devon Development Management Policies (Local Plan Part 3) and is supportable. The application should be approved.

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.

17/02005/CLP	Glengarron Willand Road Cullompton Devon EX15 1AZ	Certificate of Lawfulness for the proposed loft conversion and dormer	PERMIT	DEL	23/01/2018
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Conditions

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

18/00010/NMA	Former Bottling Plant Wembworthy Chulmleigh Devon EX18 7SJ	Non-Material Amendment for 17/00540/FULL to allow internal and external revisions, including reduction of number of units to 5, revised toilet layout, provision of some parking outside unit, landscaping alterations, reduction in roller doors, and retentio	PERMIT	DEL	23/01/2018
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Reasons

Alterations to the approved car parking area and land to the front of the building, alterations to the internal layout of the building (communal areas), minor alterations to the elevational and roof scape details, incorporating solar and pv panels. This permission is granted for the following reason(s): The scope of the alterations as proposed does not materially affect the approved scheme in terms of the scope of the approved use of the site and/or the appearance of the building.