

# Decision Register

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/00106/MOUT	Land at NGR 306965 113252 (North of Belle Vue) Ashley Road Uffculme Devon	Erection of 16 dwellings with formation of access and associated works	PERCON	COMM	09/02/2018

## Conditions

- 1 Before development begins, detailed drawings to an appropriate scale of the scale and appearance of the buildings and the landscaping (the Reserved Matters) shall be submitted to and approved in writing by the Local Planning Authority.
- 2 Application(s) for approval for all the Reserved Matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
- 3 The development hereby permitted shall begin either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the Reserved Matters which have been approved, whichever is the latter.
- 4 The details required to be submitted by condition 1 shall include the following additional information: boundary treatments, existing and proposed site levels, finished floor levels, Phase 1 land contamination survey.
- 5 No development shall begin until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Such Construction Management Plan shall include: a)the timetable of the works; b)daily hours of construction which shall be restricted to between 8.00am and 6.00pm on Mondays to Fridays inclusive, 9.00am to 1.00pm no Saturdays, and not on Sundays and Bank/Public Holidays; c)any road closure; d)hours during which delivery and construction traffic will travel to and from the site, such vehicular movements being restricted to between 8.00am and 6.00pm on Mondays to Fridays inclusive, 9.00am to 1.00pm no Saturdays, and no such vehicular movements taking place on Sundays and Bank/Public Holidays; e)the number and sizes of vehicles visiting the site in connection with the development and the frequency of their visits; f)the proposed route of all construction traffic exceeding 7.5 tonnes; g)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; h)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; i)the means of enclosure of the site during construction works; j)details of proposals to promote car sharing amongst construction staff in order to limit construction staff vehicles parking on-site; k)details of wheel washing facilities and obligations; l)details of the amount and location of construction worker parking. The development shall be carried out in accordance with the approved Construction Management Plan.
- 6 No development shall begin until the trees and hedgerows to be retained on the site have been protected in accordance with a tree protection plan and arboricultural method statement which shall have previously been submitted to and approved in writing by the Local Planning Authority. The tree and hedge protection measures shall be retained during the period of construction of the development.
- 7 No development shall begin until a protected species mitigation/biodiversity enhancement plan (to include a timetable for implementation of measures) for the site has been submitted to and approved in writing by the Local Planning Authority. Such plan shall be informed by the Protected Species Survey dated September 2016 by Country Contracts. The development shall be carried out in accordance with the approved protected species mitigation/biodiversity enhancement plan.
- 8 No other development shall begin until: a)The access road has been laid out, kerbed, drained and constructed up to base course level for the first 20 metres back from its junction with the public highway b)The ironwork has been set to base course level and the visibility splays have been laid out c)The footway on the public highway frontage has been constructed up to base course level.
- 9 The proposed estate road, cycleways, footways, footpaths, 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 and approved in writing by the Local Planning Authority.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
10		No development shall begin until a temporary surface water drainage management system to serve the development site for the full period of its construction has been implemented and is operational. Details of such temporary surface water drainage management system shall be submitted to and approved in writing by the Local Planning Authority before its implementation and shall address both the rates and volumes, and quality, of the surface water runoff from the construction site.			
11		No development shall begin until details of the permanent surface water drainage management system to serve the development has been submitted to and approved in writing by the Local Planning Authority, the design of which shall be in accordance with the principles set out in the submitted Drainage Strategy Report (RMA-C1652, Rev 3, dated 17th January 2017). Once approved, the development shall be constructed in accordance with the approved the permanent surface water drainage management system, and the system shall be fully operational before any of the proposed dwellings are first occupied.			
12		No dwelling on plots 14, 15 and 16 as indicated on the approved plans, shall be occupied until all windows in that dwelling have been glazed at a set standard of 4/16/4 to achieve a decibel reduction of 27 dB(A). The glazing shall be fitted with acoustic trickle ventilators which shall have an acoustic rating of not less than 30 dB Dn,e,w.			
13		No dwelling shall be first occupied until the full details of the adoption and maintenance arrangements for the permanent surface water drainage management system have been submitted to and approved in writing by the Local Planning Authority. The permanent surface water drainage management system shall be retained and maintained in accordance with the approved adoption and maintenance arrangements for the lifetime of the development.			
14		No dwelling in any agreed phase of the development shall be first occupied until the following works have been carried out in accordance with the approved details: a)The cul-de-sac carriageway including the vehicle turning head within that phase shall have been laid out, kerbed, drained and constructed up to base course level, the ironwork set to base course level and the sewers, manholes and service crossings completed; b)The cul-de-sac footways and footpaths which provide that dwelling with direct pedestrian routes to an existing highway maintainable at public expense have been constructed up to base course level; c)The cul-de-sac visibility splays have been laid out to their final level; d)The street lighting for the spine road and cul-de-sac and footpaths have been erected and is operational; e)The car parking and any other vehicular access facility required for the dwelling by this permission have been completed; f)The verge and service margin and vehicle crossing on the road frontage of the dwelling have been completed with the highway boundary properly defined; g)The street nameplates for the cul-de-sac have been provided and erected.			
15		Within twelve months of the first occupation of the first dwelling in an agreed phase of the development all roads, footways, footpaths, drainage, statutory undertakers' mains and apparatus, junction, access, retaining wall and visibility splay works shall be completed in accordance with the approved details.			

### Reasons

- 1 In accordance with the provisions of Section 92(2) of the Town and Country Planning Act 1990 as amended by Section 51 Planning and Compulsory Purchase Act 2004.
- 2 In accordance with the provisions of Section 92(2) of the Town and Country Planning Act 1990 as amended by Section 51 Planning and Compulsory Purchase Act 2004.
- 3 In accordance with the provisions of Section 92(2) of the Town and Country Planning Act 1990 as amended by Section 51 Planning and Compulsory Purchase Act 2004.
- 4 To ensure that adequate information is available for the proper consideration of the detailed proposals.
- 5 To ensure adequate facilities are available on site during the construction period in the interests of highway safety and to protect the amenities of existing residents, in accordance with policy DM2 of the Mid Devon Local Plan 3 (Development Management Policies).
- 6 To ensure the development makes a positive contribution to the landscape character and visual amenity of the area in accordance with policies COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2 of the Mid Devon Local Plan 3 (Development Management Policies).
- 7 To ensure the site makes a positive contribution to biodiversity in accordance with policy DM2 of the Mid Devon Local Plan 3 (Development Management Policies).
- 8 To ensure that adequate access and associated facilities are available for the traffic attracted to the site in accordance with policies COR9 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2 of the Mid Devon Local Plan 3 (Development Management Policies).
- 9 To ensure that adequate information is available for the proper consideration of the detailed proposals.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
10		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, in accordance with policies COR11 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2 of the Mid Devon Local Plan 3 (Development Management Policies).			
11		To ensure that 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, in accordance with policies COR11 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2 of the Mid Devon Local Plan 3 (Development Management Policies).			
12		To ensure satisfactory living conditions in respect of noise for the future occupiers of dwellings to the three dwellings to the north of the site, in accordance with policy DM7 of the Local Plan 3 Development Management Policies.			
13		To ensure that the development's permanent surface water drainage management systems will remain fully operational throughout the lifetime of the development, in accordance with policies COR11 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2 of the Mid Devon Local Plan 3 (Development Management Policies).			
14		To ensure that adequate access and associated facilities are available for the traffic attracted to the site, policies COR9 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2 of the Mid Devon Local Plan 3 (Development Management Policies).			
15		To ensure that adequate access and associated facilities are available for the traffic attracted to the site, policies COR9 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2 of the Mid Devon Local Plan 3 (Development Management Policies).			

### Reasons

The proposal is, on balance, considered to be acceptable in that the development would provide 12 market and 4 affordable dwellings in a sustainable location. Subject to reserved matters in respect of scale, appearance and landscaping, the landscape and visual effects of the development are considered to be acceptable. In the wider landscape, the development would be seen in the context of the existing built form of Uffculme. In addition, it is not considered that the proximity of the site to the quarry, concrete products factory, bagging plant and associated road, would have an unacceptable impact on future residents of the site, nor would the proposed residential development amount to a significant constraint to the quarry operators. The layout is considered to be acceptable and provides adequate levels of parking and amenity space and, subject to detailed housing design, the development is not considered to have an unacceptable impact on the privacy and amenity of existing residents. The access has already been approved under planning permission 13/1702/MOUT and is suitable for the additional houses. The applicant has agreed to make financial contributions towards education and public open space provision in the village. The development is considered to be in accordance with policies COR1, COR2, COR3, COR9 and COR11 of the Mid Devon Core Strategy (Local Plan Part 1), AL/DE/3, AL/DE/4, AL/DE/5 and AL/IN/3 of the Allocations and Infrastructure Development Plan Document (Local Plan Part 2), DM1, DM2, DM8 and DM29 of the Mid Devon Local Plan part 3 (Development Management Policies) and the National Planning Policy Framework as a whole, and the SPDs on parking, public open space and meeting housing needs. The proposed development is considered to be contrary to policies COR17 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1) as it is outside any defined settlement boundary and is not allocated for 100% affordable housing. However, as stated above the benefits of the scheme are considered to weigh in favour of approval of the development in accordance with the National Planning Policy Framework as a whole.

### Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/01179/MFUL	Land at NGR 303340 110341 (Land off Silver Street) Willand Devon	Erection of 28 affordable dwellings, together with associated landscaping, highways and drainage infrastructure	PERCON	COMM	09/02/2018

### 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 part of the development hereby permitted shall be commenced until details of the exceedance pathways and overland flow routes across the site in the event of rainfall in excess of the design standard of the proposed surface water 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.
- 4 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.
- 5 The proposed estate road, cycleways, footways, footpaths, 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.
- 6 No part of the development hereby approved shall be commenced until: 1.The access road has been laid out, kerbed, drained and constructed up to base course level for first 20.00 metres back from its junction with the public highway 2.The ironwork has been set to base course level and the visibility splays required by this permission laid out 3.The footway on the public highway frontage required by this permission has been constructed up to base course level 4.A site compound and car park have been constructed in accordance with details which have previously been submitted to and approved in writing by the Local Planning Authority.
- 7 No development shall begin until the trees and hedgerows to be retained on the site have been protected in accordance with a tree protection plan and arboricultural method statement which shall have previously been submitted to and approved in writing by the Local Planning Authority. The tree and hedge protection measures shall be retained during the period of construction of the development.
- 8 The development shall at all time be carried out in accordance with the ecological mitigation strategy and enhancement measures contained within submitted Ecological Appraisal dated October 2017 by Green Ecology.
- 9 The proposed development shall be carried out in accordance with the submitted drainage strategy contained within the Flood Risk Statement prepared by Fairhurst consulting engineers and received by the Local Planning Authority on the 8th of November 2017. The drainage scheme shall be fully operational before any of the proposed dwellings are first occupied, and shall be permanently retained and maintained in accordance with the submitted details.
- 10 Prior to their first use on the buildings details and a sample of the proposed materials to be used on the walls and roofs of the proposed dwellinghouses shall be submitted to and approved in writing by the Local Planning Authority. The approved materials shall be so used and retained.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
11		Within 6 months of the commencement of development, a landscaping scheme shall be submitted to, and approved in writing by the Local Planning Authority, a landscaping scheme shall include details of hard and soft landscaping proposed, including any changes proposed in existing ground levels and a sample of the paving proposed in the parking areas. All planting, seeding, turfing, earth reprofiling and hard landscaping comprised in the approved details of landscaping shall be carried out within 9 months of the substantial completion of the development, (or phase thereof), and any trees or plants 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.			
12		No external lighting shall be installed on the rear of plots 1 to 7 [inclusive] and plots 18 to 26 [inclusive] unless details and an ecological appraisal as to the impacts of the lighting have been previously submitted to and approved in writing by the Local Planning Authority.			
13		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, or F of Part 1 of Schedule 2 or Class A of Part 2 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, provision of hard surfaces, or the erection construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure on the dwelling or within the dwelling curtilage without the Local Planning Authority first granting planning permission.			

### Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure that the surface water runoff generated from rainfall events in excess of the design standard of the proposed surface water drainage management system is safely managed.
- 4 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.
- 5 To ensure that adequate information for the proper consideration of the detailed proposals.
- 6 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.
- 7 To ensure the development makes a positive contribution to the landscape character and visual amenity of the area in accordance with Policies COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2 of the Mid Devon Local Plan 3 (Development Management Policies).
- 8 To ensure the site makes a positive contribution to biodiversity in accordance with Policy DM2 of the Mid Devon Local Plan 3 (Development Management Policies).
- 9 To ensure that surface water runoff from the development is managed in accordance with the principles of sustainable drainage systems, in accordance with Policies COR11 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 10 To ensure the development is of a high quality and respects the character and appearance of its surroundings, in accordance with Policies DM2 of the Local Plan Part 3 (Development Management Policies) and COR17 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1).
- 11 To ensure the development makes a positive contribution to the character and amenity of the area in accordance with Policies DM2 of the Local Plan Part 3 (Development Management Policies) and COR18 of the Mid Devon Core Strategy (Local Plan Part 1).
- 12 To ensure the dark corridor is retained on the north western and western boundaries of the site to protect the ecological interests of the site, in accordance with Policies DM2 of the Local Plan Part 3 (Development Management Policies) and AL/WI/2 of the Allocations and Infrastructure Development Plan Document (Local Plan Part 2).

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

13 To safeguard the visual amenities and the character and appearance of the area, the amenities of the occupiers of the dwellings proposed and neighbouring properties, and to safeguard against the overdevelopment of the site, in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policy DM2 of the Local Plan Part 3 (Development Management Policies).

**Reasons**

Subject to the conditions imposed the proposed development for the provision of 28 affordable houses, with onsite public open space and a contribution to education infrastructure in Willand is considered to be acceptable in principle. The development site is allocated for affordable housing in a position that is well related to the existing village. The proposal will go a long way towards meeting the need for affordable dwellings in Willand and proposes an appropriate mix of dwelling sizes that is reflective of the actual housing need and will help to create a sustainable community. The site layout is clearly defined and takes account of the physical context, local character and surrounding density and land use mix. The houses are of a high quality design and suitable size to take account the changing needs of the occupiers; each dwelling benefits from external amenity space, private parking and storage facilities internally and externally. The site has a safe and suitable access and adequate parking provision. It has been demonstrated that the ecological interests of the site can be mitigated and enhanced and that surface water can be appropriately managed. Overall, the proposal is considered to be in accordance with Policies DM2, DM3, DM4, DM6, DM8, DM14, DM15 and DM28 of the Local Plan Part 3 [Development Management Policies]; COR1, COR2, COR3, COR8, COR9, COR11, COR17 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1); Policies AL/DE/6, AL/WI/2, AL/IN3 and AL/IN/5 of the Allocations and Infrastructure Development Plan Document (Local Plan Part 2); Meeting Housing Needs SPD [2012], Parking provision in new development SPD [2013], Refuse Storage for New Residential Properties SPD [2017], 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 preapplication negotiations and discussion. 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.

17/01687/FULL	Springfields Voysey Hill Cheriton Fitzpaine Devon EX17 4AL	Siting of 1 additional Traveller pitch and associated works including 1 mobile home and hardstanding	PERMIT	DEL	06/02/2018
---------------	---	--	--------	-----	------------

**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 pitch shall not be occupied by any persons other than gypsies and travellers as defined in Planning Policy for Travellers (August 2015) or any subsequent national policy superseding that document.
- 4 This permission shall only authorise the use of the application site for the stationing of 1 x mobile home, which shall comply with the definition of "caravan" as set out in Section 29(1) of the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968, on the site at any one time.

**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		The site is located in the countryside where new residential accommodation is restricted but special consideration is given to sites for gypsy and travellers in accordance with policy AL/DE/7.			
4		For the avoidance of doubt and to concur with the nature of the proposal having regard to the submitted details in accordance with policy COR18 of the Mid Devon Core Strategy (LP1) and Policy AL/DE/7 of LP2 (Allocations and Infrastructure Development Plan Document).			

#### Reasons

The application for the siting of 1 additional Traveller pitch and associated works including 1 mobile home and hardstanding is considered to be supportable in policy terms. The addition of a further pitch at this existing site is considered to meet with the aims of AL/DE/7 in terms of ensuring that public services and transport are within reasonable distance. The provision of an additional site will help to address the current shortfall of pitches identified within the district. It is considered that the additional pitch can be accommodated on the site without: resulting in overdevelopment of the site, resulting in unacceptable harm to the character and appearance of the rural area or result in adverse impact to the amenity of nearby occupiers and the settled community. The existing access arrangements are suitable to accommodate the additional traffic arising from the proposed development. Overall the proposal is considered to be acceptable in accordance with policies COR1, COR18 of the Mid Devon Core Strategy (LP1), AL/DE/7 of LP2 (AIDPD) and policy DM1 and DM2 of LP3 (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.

<b>17/01732/FULL</b>	Land at NGR 270036 111582 (Southcott Farm) Chawleigh Devon	Installation of a ground-mounted adjustable frame consisting of 110 solar photovoltaic panels	PERCON	COMM	05/02/2018
----------------------	---	---	--------	------	------------

#### Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 Prior to delivery to site of any plant, machinery or equipment relating to the development hereby approved details of the delivery route, vehicle type and frequency of trips proposed shall be submitted to and agreed in writing by the Local Planning Authority. The development shall then be completed in accordance with the agreed details.
- 4 If the solar farm hereby permitted is no longer required for the purposes of energy production, it shall be dismantled and all materials removed from site including the solar arrays, their supporting stands and any other associated infrastructure or development within 1 year of the date of the cessation of the use.
- 5 The electricity services from the solar array to the grid connection shall be placed underground unless otherwise agreed in writing by the Local Planning Authority.

#### Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt in the interests of proper planning.
- 3 In the interest of highway safety in accordance with Policy DM2 of the Mid Devon Local Plan Part 3 (Development Management Policies).

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

4 To ensure the achievement of satisfactory restoration. In accordance with Policy DM5 of the Mid Devon Local Plan Part 3 (Development Management Policies).

5 To protect visual amenity in accordance with Policy DM5 of the Mid Devon Local Plan Part 3 (Development Management Policies).

### Reasons

The erection of a photovoltaic array comprising two rows of 110 panels on a small parcel of agricultural land directly adjacent the farm building complex is considered to be supportable in policy terms. The energy benefits that will arise from the proposal outweigh the minor landscape impacts and the proposal can be accommodated without significant adverse impacts to the landscape character of the local environment and/or residential amenity. Subject to a condition ensuring that the delivery route, frequency and type of vehicles used to transport plant, machinery and/or equipment to site are agreed, the impact of the development on highway safety is considered acceptable. As such the development complies with Policies COR2, COR5 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), Policies DM1, DM2, DM5 and DM7 of the Mid Devon Local Plan Part 3 (Development Management Policies) and guidance in the National Planning Policy Framework (NPPF). It is therefore recommended that the application is approved subject to conditions.

### Reasons

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

<b>17/01868/HOUSE</b>	Great Hayne Farm Cheriton Fitzpaine Crediton Devon EX17 4HR	Erection of extension following demolition of agricultural buildings	PERMIT	DEL	06/02/2018
-----------------------	--	--	--------	-----	------------

### 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 extension hereby permitted shall not be occupied other than as part of the existing dwelling on the site (referred to as Great Hayne Farm) and shall in no case be used, let, sold or otherwise disposed of as a separate unit of accommodation or for commercial purposes.
- 4 The conclusions and mitigation measures set out in the Devon Wildlife Ecological Appraisal (report dated: December 2017) received on 19th December 2017 by the Local Planning Authority shall be complied with in full during construction of the development hereby approved.
- 5 Within one month of the substantial completion of the extension hereby approved, the use of the mobile home, sited within the building to the west of the site, for human habitation shall cease permanently.

### 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 in the countryside where Policy COR18 of the Mid Devon Core Strategy (Local Plan Part 1) restricts the provision of new residential dwellings.



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

4 To ensure the protection of any ecological interest at the site.

5 The site is located in the countryside where Policy COR18 of the Mid Devon Core Strategy (Local Plan Part 1) restricts new residential development.

**Reasons**

The application for the erection of a large extension to an existing residential dwelling following the demolition of an agricultural buildings is considered to be supportable in policy terms. Although the proposed extension presents as a relatively large addition it will effectively be occupied as annex accommodation, however it is well located in relation to the main dwelling and on balance the level of accommodation that is proposed is considered to be acceptable. From a massing point of view the overall scale of the extension is considered to appear as subservient to the main dwelling given its location to the rear of the dwelling and being single storey. Overall the design is considered to respect the character, scale, setting and design of the existing dwelling. There are no concerns regarding overdevelopment, impact on neighbouring properties or ecological interests at the site. 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) and Policies DM1, DM2, and DM13 of the Local Plan Part 3 (Development Management Policies).

**Reasons**

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

17/01898/FULL	Building at NGR 273433 95444 Barton Farm Hittisleigh Devon	Change of use of agricultural building to holiday let (revised scheme - retention) and alterations to agricultural building including erection of single storey and pitched roof extensions	PERMIT	DEL	06/02/2018
---------------	---	---	--------	-----	------------

**Conditions**

- 1 The effective date for the grant of planning permission is 5th December 2017.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 (i) The approved units in the southern building as identified on the location and site plan (drawing 01a) shall be occupied as ancillary accommodation to support the approved wedding/leisure venue on the site, and/or as holiday accommodation only. (ii) The approved units in the southern building as identified on the location and site plan (drawing 01a) shall not be occupied as a person's sole or main place of residence. (iii) The owner/operators shall maintain an up-to-date register of the names of all occupiers of the units approved, their arrival and departure dates and their main home addresses and shall make this information available at all reasonable times to the Local Planning Authority.
- 4 The use of the northern building on the location and site plan (drawing 01a) shall be for the uses as shown of drawing JFM/005 only and for no other purposes without the express consent of the Local Planning Authority.

**Reasons**

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

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

- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 The site is outside the defined settlement limits and in the open countryside, where permanent dwellings with unrestricted occupation would be contrary to adopted planning policy COR 18 of the Mid Devon Core Strategy (Local Plan Part 1).
- 4 To safeguard the general amenities of the area and in accordance with policy COR18.

**Reasons**

This application seeks planning permission retrospectively for the alterations as completed to a former agricultural barn at Barton Farm Hittisleigh for it's use as ancillary accommodation to the use of the site as a wedding/conference venue (Use Class D1 / D2). The changes are considered minor in scope to the alterations already approved under LPA ref: 16/00501/FULL, and do not affect the overall design, how the new building sits within the locality and in terms of it's relationship on the holding as a curtilage listed building and/or have an impact on the amenity of any nearby properties. In addition the proposed alterations to a further building on the holding to create agricultural storage space with a farm office above is also considered acceptable. On this basis the application scheme is considered to be acceptable in accordance with the following policies; Mid Devon Core Strategy (Local Plan part 1) COR2 and COR18, Local Plan part 3 (Development Management Policies) DM1, DM2, DM24 and DM27.

**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 been completed in accordance with a timescale agreed with the applicant. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

<b>17/01899/HOUSE</b>	Maranden Lapford Crediton Devon EX17 6QT	Formation of new driveway entrance	PERMIT	DEL	05/02/2018
-----------------------	---	---------------------------------------	--------	-----	------------

**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 Visibility splays shall be provided, laid out and maintained for that purpose at the site access where the visibility splays provide inter-visibility between any points on the X and Y axes at a height of 0.600 metres above the adjacent carriageway level and the distance back from the nearer edge of the carriageway of the public highway (identified as X) shall be 2.40 metres and the visibility distances along the nearer edge of the carriageway of the public highway (identified as Y) shall be 25.00 metres in a Northerly direction and to the tangent at the give way line to the North in the other direction.
- 4 The site access road shall be hardened, surfaced, drained and maintained thereafter to the satisfaction of the Local Planning Authority for a distance of not less than 6.00 metres back from its junction with the public highway.
- 5 In accordance with details that shall previously have been submitted to, and approved by, the Local Planning Authority, provisions shall be made within the site for the disposal of surface water so that none drains on to any County Highway.
- 6 The parking area hereby approved shall be used for domestic parking only in association with Maranden and for no other purposes.

**Reasons**

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

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

- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To provide adequate visibility from and of emerging vehicles in accordance with Policy COR9 of the Mid Devon Core Strategy.
- 4 To prevent mud and other debris being carried onto the public road.
- 5 In the interest of public safety and to prevent damage to the highway.
- 6 In the interest of residential amenity in accordance with Policy DM13 of the Mid Devon Local Plan Part 3.

**Reasons**

The application for the formation of a new access to serve a residential dwelling is considered to be supportable in policy terms. The development is considered to respect the character and setting 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 proposal raises no objection from a highway safety perspective. Overall the proposal is considered to be in accordance with the following policies COR9 and COR17 of the Mid Devon Core Strategy (Local Plan part 1) 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.

<b>17/01913/HOUSE</b>	West Halse Bow Crediton Devon EX17 6JP	Conversion of outbuilding to form ancillary accommodation	PERCON	DEL	09/02/2018
-----------------------	---	--	--------	-----	------------

**Conditions**

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 Prior to their installation, working details of the new external doors/door frames and windows including sections, mouldings and profiles, finishes and glazing have been submitted to, and approved in writing by, the Local Planning Authority. Installation of the doors/doorframes and windows shall be in accordance with these approved details, and be so retained.
- 4 The annex hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling currently known as West Halse and shall not at any time be used, either by way of being let, given or sold, as a separate unit of accommodation or for commercial purposes.
- 5 The conclusions and mitigation measures set out in the J.L Ecology bat and bird survey (report dated November 2017) received by the Local Planning Authority on 19th December 2017 shall be complied with in full during construction of the development hereby approved.

**Reasons**

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

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

- 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 policy DM2 and DM27 of the Mid Devon Local Plan part 3 (Development Management Policies).
- 4 In order to preserve the setting of the listed building in accordance with policy DM27.
- 5 To ensure the protection of any ecological interest at the site.

**Reasons**

The application scheme for the conversion of outbuilding to form ancillary accommodation is considered to be supportable in policy terms. The alterations to the building to achieve the conversion are not considered to be significant and will retain the existing character and appearance of the building. The scope of accommodation to be provided is large, however the scheme utilises an existing outbuilding that is well related to the main dwelling and it is considered, on balance, to be acceptable as an annex to the main dwelling. The proposal would not significantly affect any historic fabric and, subject to details to be provided by condition, it is not considered to detract from the significance of the heritage asset. There are no concerns with regard to over development of the dwelling curtilage or impact on neighbouring properties. The proposal is considered to be in accordance with the following policies: COR2 and COR18 of the Mid Devon Core Strategy (Local Plan part 1), DM1, DM2, DM13 and DM27 of the Local Plan part 3 (Development Management Policies) and Government advice in the National Planning Policy Framework.

**Reasons**

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

<b>17/01914/LBC</b>	West Halse Bow Crediton Devon EX17 6JP	Listed Building Consent for conversion of outbuilding to form ancillary accommodation	PERMIT	DEL	09/02/2018
---------------------	---	---	--------	-----	------------

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

---

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

---

**Reasons**

The application scheme for the conversion of outbuilding to form ancillary accommodation is considered to be supportable in policy terms. The alterations to the building to achieve the conversion are not considered to be significant and will retain the existing character and appearance of the building. The proposal would not result in the loss of valuable historic fabric and, subject to details to be provided by condition, it is not considered to detract from the significance of the heritage asset. Overall the proposal is considered to be in accordance with the following policies: DM27 of Local Plan part 3 (Development Management Policies) and Government advice in the National Planning Policy Framework.

---

17/01925/FULL	33A Higher Street Cullompton Devon EX15 1AJ	External alterations following approval of change of use to 2 dwellings (17/01440/PNCOU Class P)	PERMIT	DEL	09/02/2018
---------------	---	--	--------	-----	------------

**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 Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) (England) 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, G H of Part 1, or Classes C of Part 2 of Schedule 2, relating to windows/doors, alterations to roof and colour of the property, shall be undertaken within the application site without the Local Planning Authority first granting planning permission.

**Reasons**

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To safeguard the character and appearance of the building and the character and appearance of the Conservation Area along with residential amenity of neighbouring residents in accordance with Policies DM2 and DM27 of the Local Plan Part 3 (Development Management Policies).

**Reasons**

The proposed alterations to the building to facilitate the approved residential use allowed under Local Planning Authority ref: 17/01440/PNCOU are considered to be sympathetic to the appearance of the building and would not detract from the contribution that it makes towards the character and appearance of the street scene. In summary the alterations retain the original essence of the building, without detracting from the street scene and/or this part of the Conservation area. On this basis it is considered the application scheme complies with Policies DM1, DM2 and DM27 of the Adopted 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 discussions and negotiations. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

---

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/01931/FULL	Land at NGR 273065 104568 Lower Week Down St Mary Devon	Erection of an agricultural building for machinery, tools and fodder	PERMIT	DEL	05/02/2018

#### 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 an agricultural building is considered to be supportable in policy terms. The building is considered to be of an appropriate scale and is of a typical agricultural design. It is considered to respect the character of the rural area. It is not considered that the proposal would result in any adverse impacts on the amenity of nearby properties. On this basis the development is considered to comply with the following policies: COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2 and DM22 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

#### 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.

17/01933/HOUSE	The Cottage New Buildings Sandford Crediton Devon EX17 4PW	Erection of detached garage and store with room in roof	PERMIT	DEL	06/02/2018
----------------	--	---	--------	-----	------------

#### 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 development hereby permitted shall be used as domestic garage and storage facility in relation to "The Cottages" only and for no other purposes without the express consent of 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.

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

3 To safeguard residential amenity and to prevent the use of the building for other purposes which would require full consideration by the Local Planning Authority, in accordance with policies DM13 and COR18.

**Reasons**

The application for a detached garage with domestic storage above is considered to be supportable in policy terms, subject to conditions controlling the use of the development. The garage is considered acceptable in terms of its design, scale and siting. It is not considered that the proposal would result in overdevelopment of the dwelling curtilage, nor would it have significant adverse impacts on the living conditions of occupants of the neighbouring properties. Overall the proposal is considered to be in accordance with the following policies COR1, COR2 and COR18 of the Mid Devon Core Strategy (Local Plan part 1), DM1, DM2 and DM13 of the Local Plan part 3 and government advice in the National Planning Policy Framework.

**Reasons**

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

17/01935/OUT	The Vicarage Barnhay Bampton Tiverton Devon EX16 9NG	Outline for the erection of a single storey dwelling and detached garage	PERCON	DEL	08/02/2018
--------------	---	--	--------	-----	------------

**Conditions**

- 1 Before any part of the development hereby permitted is begun, detailed drawings to an appropriate scale of the layout, scale and appearance of the building, the means of access thereto and the landscaping of the site (hereinafter called the Reserved Matters) shall be submitted to and be approved in writing by the Local Planning Authority.
- 2 Application(s) for approval of all the Reserved Matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
- 3 The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the Reserved Matters which have been approved, whichever is the later.
- 4 The detailed drawings required to be submitted by Condition CO1 shall include the following additional information: boundary treatments, hard and soft landscaping, existing site levels, finished floor levels, external lighting, materials, and surface water drainage.
- 5 Prior to their use on site, details or samples of the materials to be used for all the external surfaces of the building shall first have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved materials shall be so retained.
- 6 As part of the landscaping reserved matters, detailed drawings shall show which existing trees and hedgerows are to be retained on the site as part of the development.
- 7 No part of the development hereby approved shall be brought into its intended use until the access driveway, turning areas and parking spaces have been provided and maintained in accordance with details that shall have been submitted to, and approved in writing by, the Local Planning Authority and retained for that purpose at all times.
- 8 The surface water drainage of the site shall be designed as to prevent the discharge of surface water onto any highway.
- 9 Construction works shall not take place outside 07.30 hours to 19.00 hours Mondays to Fridays and 07.30 to 13.00 hours on Saturdays and at no time on Sundays, Bank Holidays and Christmas Day.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
10		Before the development hereby approved is commenced, a site investigation and risk assessment shall be carried out to determine the nature and extent of land contamination that may be present and the likely impact on all receptors that may result. A full report of the investigation and risk assessment shall be forwarded to the Local Planning Authority for approval. No work shall proceed on site until either the Local Planning Authority grants written consent for the development to commence or the requirements of point (1) below are met. 1) Where actual or probable significant pollutant linkages are found following the investigation and risk assessment required by this condition as outlined above, the applicant shall submit a remediation statement together with a timescale for completion of the required works for approval in writing by the Local Planning Authority. 2) Following completion of any works required by point (1) above, a remediation validation report shall be submitted to the LPA for approval in writing. Occupation on the site, or parts of the site affected by land contamination, shall not take place until approval of the validation report has been granted.			
11		Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) Order 2015 (as amended) (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 and E of Part 1 of Schedule 2 relating to extensions, alterations to the dwelling and outbuildings shall be undertaken within the application site without the Local Planning Authority first granting planning permission.			
12		The dwelling hereby approved shall be single storey in height as specified in the description given on the application form and referred to on the illustrative plans submitted.			

### Reasons

- 1 The application was submitted as an outline application in accordance with the provisions of Articles 4 and 5 of The Town and Country Planning (Development Management) Order 2010.
- 2 In accordance with the provisions of Section 92(2) of the Town and Country Planning Act 1990 as amended by Section 51 Planning and Compulsory Purchase Act 2004.
- 3 In accordance with the provisions of Section 92(2) of the Town and Country Planning Act 1990 as amended by Section 51 Planning and Compulsory Purchase Act 2004.
- 4 To enable the LPA to consider the impact of the development particularly on the occupiers of the neighbouring properties and the adjacent Conservation Area and Listed Building, in accordance with policies DM2, DM14 and DM27 of the adopted Mid Devon Local Plan Part 3 (Development Management Policies).
- 5 To ensure the use of materials appropriate to the development in order to safeguard the visual amenities of the area in accordance with Mid Devon Core Strategy (Local Plan 1) COR2 Local Plan Part 3: (Development Management Policies) DM2, DM14 and DM27.
- 6 Interest of the visual amenity of area in accordance with policies DM2 and DM27 of the adopted Mid Devon Local Plan Part 3 (Development Management Policies).
- 7 To ensure that adequate facilities are available for the traffic attracted to the site.
- 8 To prevent damage and to restrict the surface water running onto the highway in the interests of highway safety.
- 9 To ensure that the proposed development does not prejudice the amenities of neighbouring occupiers in accordance with policies DM2 and DM14 of the Mid Devon Local Plan part 3 (Development Management Policies).
- 10 In the interests of public health and the protection of the environment in accordance with policy DM7 of the Local Plan Part 3: (Development Management Policies).
- 11 To safeguard the visual amenities of the area and residential amenity of neighbouring residents in accordance with Mid Devon Core Strategy (Local Plan 1) policy COR2 and Local Plan Part 3: (Development Management Policies) DM2, DM14, DM15 and DM27.
- 12 To safeguard the character and visual amenities of the area and residential amenity of neighbouring residents in accordance with Mid Devon Core Strategy (Local Plan 1) policy COR2 and Local Plan Part 3: (Development Management Policies) DM2, DM14, DM15 and DM27.



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

**Reasons**

The proposal is acceptable in principle as the site is within the defined settlement limit of Bampton. The proposed development will be at a density compatible with its surroundings with the ability to provide adequate on-site parking and vehicle manoeuvring facilities with access to both the host dwelling of the Vicarage and that of the proposed dwelling. There is sufficient distance and landscaping between the application site and the neighbouring properties not to adversely affect the living conditions of the occupiers of those dwellings. The applicant has made the appropriate contributions in accordance with policy AL/IN/3. The proposal is therefore in accordance with policies COR1, COR2, COR3, COR8, COR9, COR12 and COR16 of the Mid Devon Core Strategy (Local Plan Part 1), together with policies DM1, DM2, DM7, DM8, DM14 and DM27 Local Plan Part 3 (Development Management Policies).

**Reasons**

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

<b>17/01971/FULL</b>	Bycott Farm Lower Town Halberton Tiverton Devon EX16 7AU	Erection of a milk storage tank	PERMIT	DEL	09/02/2018
----------------------	---	---------------------------------	--------	-----	------------

**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 colour of the whole of the unit shall be RAL 7016 Anthracite Matt Finish with any manufacturer's name/logo located below 7m from ground level.

**Reasons**

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the use of materials appropriate to the development in order to safeguard the visual amenities of the area and character and appearance of the building in accordance with Local Plan Part 3: (Development Management Policies) DM2 and DM22.

**Reasons**

Proposed is the erection of a milk storage tower at land at NGR 300503 112348, Bycott Farm, Lower Town, Halberton. The overall design and scale of the building is acceptable given its context, the structure is considered reasonably necessary for the purposes of agriculture and it is not considered that it would adversely affect the visual amenities of the area. Given the site location in relation to its surroundings, it is not considered the application scheme would result in harm to the privacy or amenity of the occupiers of any nearby dwellings. It is not considered that the application scheme will adversely affect any ecological interests that may be present at the site. As such the proposal is considered to comply with Policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), Policies DM1, DM2 and DM22 of the Local Plan Part 3 (Development Management Policies) and Part 3 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 discussions and determining the application in a timely fashion. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

<b>17/01973/PNCOU</b>	Land and Buildings at NGR 272589 104641 (Southpark Farm) Down St Mary Devon	Prior notification for the change of use of agricultural building to dwelling under Class Q	APA	DEL	05/02/2018
-----------------------	---	---	-----	-----	------------

**Conditions**

- 1 Prior to occupation of the proposed dwelling, the surrounding buildings shall be demolished as shown on drawing number 1533-03 rev A (received by the Local Planning Authority on 23rd January 2018).

**Reasons**

- 1 To protect the amenity of future occupiers of the proposed dwelling.

**Reasons**

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 (as amended).

<b>17/01984/HOUSE</b>	11 Pear Drive Willand Cullompton Devon EX15 2QS	Erection of single storey rear extension	PERMIT	DEL	05/02/2018
-----------------------	---	--	--------	-----	------------

**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 Foul drainage from the development (and no other drainage) shall be connected to the public or combined sewer.

**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 discharge of drainage from the development shall not be prejudicial to the public sewerage system and ensure there are adequate public foul sewerage facilities to receive foul water flows in order to safeguard the public and environment.

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

**Reasons**

This proposal is considered to be supportable in policy terms. The extension and alterations are considered to respect the character, scale, setting and design of the existing dwelling and are not considered to result in overdevelopment of the dwelling curtilage. The proposal is not considered to result in any significantly adverse amenity impacts on any neighbouring residential properties. The development is considered to be in accordance with the following policies: COR2 and COR18 of the Mid Devon Core Strategy (Local Plan part 1), DM1, DM2, DM8 and DM13 of the Local Plan Part 3 (Development Management Policies) and government advice in the National Planning Policy Framework.

**Reasons**

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

<b>17/01999/FULL</b>	Land and Buildings at NGR 28118 112162 Woodington Farm Witheridge Devon	Erection of a livestock building and manure store	PERCON	DEL	05/02/2018
----------------------	---	--	--------	-----	------------

**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 by the applicant and approved by the 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 District 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, 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 archaeological evidence that may be affected by the development.

**Reasons**

The application for the erection of a livestock building and manure store is considered to be supportable in policy terms. The building is reasonably necessary to allow the expansion of the existing business on the holding (livestock). The building is of a typical agricultural design and is well grouped with the existing buildings such that it is not considered to cause any significant harm to the character or appearance of the rural area. Given the separation distance it is not considered that the provision of a further livestock building and manure store in this location would result in any significant adverse impacts on the amenity of neighbouring properties. 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.

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.

17/02003/HOUSE	2 New Place Bakers Hill Tiverton Devon EX16 5BS	Erection of extension to rear	PERMIT	DEL	07/02/2018
----------------	--	-------------------------------	--------	-----	------------

**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 single storey extension at 2 New Place, Bakers Hill, Tiverton. Following the assessment the application is considered to be acceptable in policy terms. The proposal does not necessarily respect the character or design of the existing dwelling, but does so in its scale and setting. It is not considered that the lacking respect for the dwellings character or design will result in adversely negative impacts to the setting and appearance of the dwelling, or neighbouring grade II listed building. It is not considered that the proposal will result in an overdevelopment of the dwelling curtilage, nor is it likely to result in adverse impacts on the living conditions of neighbouring properties. Therefore the application is in accordance with Mid Devon's Core Strategy (Local Plan Part 1) COR2 and COR13, or Development Management Policies (Local Plan Part 3) DM2, DM13, DM27. As such the application should be approved subject to conditions.

**Reasons**

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

17/02004/HOUSE	8 Westfield Bradninch Exeter Devon EX5 4QU	Erection of a 2 storey extension	PERMIT	DEL	07/02/2018
----------------	---	----------------------------------	--------	-----	------------

**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
------------	---------	----------	----------	---------------	---------------

**Reasons**

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

**Reasons**

The application seeks permission for the erection of a 2 storey extension at 8 Westfield, Bradninch. The application is considered acceptable in policy terms. While it is not considered that the proposal respects the character or design of the dwelling, it does respect its scale and setting. The proposal does not result in an over development of the dwelling curtilage, nor will it result in negatively adverse impacts on the living conditions of neighbour properties. On planning balance the design and character of the proposal was not considered to be of significant harm to warrant refusal when weighed against consultations and the policy criteria. Therefore the application is in accordance with Mid Devon's Local Plan Part 1 (Core Strategy) policies COR2 and COR17 and Local Plan Part 3 (Development Management Policies) DM2, DM13 and DM27. As such the application should be approved subject to conditions.

**Reasons**

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

<b>17/02007/HOUSE</b>	Little Thorne Cheriton Bishop Exeter Devon EX6 6HN	Erection of a two-storey extension, single-storey extension with balcony over and garage	PERMIT	DEL	07/02/2018
-----------------------	--	--	--------	-----	------------

**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.

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

### Reasons

The application for the erection of a two storey extension (side) and a single-storey extension (rear) to incorporate a garage with an upper level terrace above is considered to be supportable in policy terms. The proposal presents a reasonably large addition to this detached residential dwelling in the Countryside. However the proposed extension maintains the existing design without detracting from the character and appearance of the existing dwelling. Given the remote location of the site and visual prominence of the building it is not considered that the proposal would result in harm to the character or appearance of the landscape. The property has a large curtilage and it is not considered that the proposal would result in overdevelopment and/or result in detrimental to the living conditions of occupiers of the neighbouring properties. Overall the proposal is considered to be in accordance with the following policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan 1), DM2 and DM13 of the Local Plan part 3 (Development Management Policies) .

### Reasons

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

<b>17/02013/HOUSE</b>	Southay Newton St Cyres Exeter Devon EX5 5AL	Alterations and erection of extensions	PERCON	DEL	07/02/2018
-----------------------	---	---	--------	-----	------------

### 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 mitigations and recommendations set out in the Ecology Survey Report prepared by Simon Geary Ecology Services Ltd. dated 2nd October 2017 shall be complied with in full during the development hereby approved.
- 4 The proposed native hedgerow planting which will replace the hedgerow labelled H4 on the Tree survey drawing reference 04984 TPP (received by the LPA on 15th December 2017) shall be completed in accordance with the approved details during the first planting season (October to March) following the first occupation of the extended residential accommodation. The date of practical completion of the landscaping scheme shall be supplied in writing to the Local Planning Authority within 7 days of that date.
- 5 The site access and driveway shall be hardened, surfaced, drained and maintained thereafter to the satisfaction of the Local Planning Authority for a distance of not less than 6.00 metres back from its junction with the public highway.
- 6 No external lighting shall be installed on site unless details of such lighting, including the intensity of illumination and predicted lighting contours, have been first submitted to, and approved in writing by, the Local Planning Authority. Any external lighting that is installed shall accord with the details so approved.
- 7 The alterations to the building hereby approved shall not begin until a schedule of works has been submitted to and approved in writing by the Local Planning Authority. The schedule of works shall include: (a) Details of any demolition or removal of any building fabric and any rebuilding or repairing works required; (b) Details of all measures required to support any wall, floor, roof or other vertical or horizontal surface (c) Details of measures required to provide protection for the building against the weather during the works.

### Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
2		For the avoidance of doubt and in the interests of proper planning.			
3		To ensure the protection of any biodiversity interest at the site in accordance with Mid Devon Core Strategy Policy COR18.			
4		To ensure the protection of any biodiversity interest at the site in accordance with Mid Devon Core Strategy Policy COR18.			
5		In the interest of public safety and to prevent damage to the highway.			
6		To ensure the protection of any biodiversity interest at the site and to safeguard the character and appearance of the countryside in accordance with Core Strategy Policy COR 18 and Local Plan Part 3 (Development Management Policies) DM2.			
7		To ensure that the building is altered and extended rather than demolished and rebuilt in accordance with Local Plan Part 3 (Development Management Policies) DM13.			

### Reasons

The application for the alterations and extensions to the existing dwelling at Southay is considered supportable in policy terms. The scope of the alterations are significant in both visual terms and in the increase in floorspace that they will deliver, however the alterations are considered acceptable from both a design perspective and the impact of the new development on the character and appearance of the countryside. It is not considered that the proposal would result in overdevelopment of the curtilage area, nor would it have adverse impacts on residential amenity on any neighbouring occupier. Ecology and landscaping impacts have been identified and suitable mitigation measures have been put forward. Subject to conditions requiring the implementation of these measures the impact of the development on wildlife and arboriculture is considered to be acceptable. The development site will accommodate sufficient off street parking and provides suitable access. Overall the proposal is considered to be in accordance with the following policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan part 1), DM1, DM2 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.

<b>17/02049/FULL</b>	Park Farm Poughill Crediton Devon EX17 4DJ	Conversion of agricultural buildings to a dwelling	PERCON	DEL	07/02/2018
----------------------	--	--	--------	-----	------------

### 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 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 The external doors, door frames and windows hereby approved shall be recessed into the walls by no less than 100mm unless otherwise agreed in writing by the Local Planning Authority.
- 5 Before their use samples of the all materials to be used on the external surfaces of the building, including where relevant mortar colour and render colour, 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
6		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.			
7		Prior to occupation of the dwelling hereby approved, there shall be submitted to and 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.			
8		The roof lights hereby approved shall be flush fitting conservation style and retained as such in perpetuity.			
9		The mitigations and recommendations set out in the Ecology Survey Report prepared by David F Wills and dated 2nd October 2017 shall be complied with in full during the development hereby approved.			
10		Prior to the first occupation of the dwelling the connecting steel framed building labelled as the cattle shed on the exiting plans reference 1620-03 shall be removed in its entirety and the connection to the former Hay Loft building made good to the satisfaction of the Local Planning Authority.			
11		The alterations to the building hereby approved shall not begin until a schedule of works has been submitted to and approved in writing by the Local Planning Authority. The schedule of works shall include: (a) Details of any demolition or removal of any building fabric and any rebuilding or repairing works required to convert the buildings; (b) Details of all measures required to support any wall, floor, roof or other vertical or horizontal surface (c) Details of measures required to provide protection for the building against the weather during the conversion works.			
12		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 all hard surfacing materials including those for the driveway and patio, as well as a time scale for completing the implementation of the landscaping. Once provided, the landscaping scheme shall be so retained.			
13		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, and Class A part 2 relating to minor operations to gates, fences and walls shall be undertaken within the application site without the Local Planning Authority first granting planning permission.			
14		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 detailing appropriate to the development, in order to safeguard the character and appearance of the building in accordance with policies DM2, DM11 and DM14 of the Local Plan Part 3: (Development Management Policies).
- 5 To ensure the use of materials and detailing appropriate to the development in order to safeguard the character and appearance of the building in accordance with Local Plan Part 3 (Development Management Policies) DM2 and DM11.
- 6 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
7		To ensure the use of detailing appropriate to the development in order to safeguard the character and appearance of the building and in the interest of residential amenity in accordance with Local Plan Part 3 (Development Management Policies) DM2 and DM11.			
8		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.			
9		To ensure the protection of any ecological interest at the site in accordance with Local Plan Part 3 (Development Management Policies) DM11.			
10		To ensure appropriate conversion of the building and to safeguard the residential amenity of future occupiers in accordance with Local Plan Part 3 (Development Management Policies) DM2 and DM11.			
11		To ensure appropriate conversion of the building in accordance with Local Plan Part 3 (Development Management Policies) DM11.			
12		To ensure the use of materials and detailing appropriate to the development in order to safeguard the character and appearance of the building and in accordance with Local Plan Part 3 (Development Management Policies) DM2 and DM11.			
13		To safeguard the visual amenity of the site and the character and appearance of the building in accordance with Local Plan Part 3 (Development Management Policies) DM2 and DM11.			
14		To ensure appropriate remediation of the identified contamination at the site.			

### Reasons

The application is for the conversion of agricultural buildings to a dwelling and is considered to be supportable in policy terms. The buildings are of substantial and permanent construction and are considered to positively contribute to the areas rural character. The proposed conversion is considered to be sympathetic balancing the existing character and appearance of the group of buildings and the future needs of residential occupiers. 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 would result in harm to the amenity of occupiers of any nearby residential properties or adversely impact the wider operation of the farm. The development provides suitable ecology mitigation measures to protect biodiversity interests at the site. 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 and DM14 of the Local Plan part 3 (Development Management Policies), policy AL/IN/3 of the Allocations and Infrastructure Development Plan Document 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.