

# Decision Register

---

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/01174/LBC	Crediton Railway Station Station Approach Crediton Devon	Listed Building Consent for the installation of 12 new CCTV cameras and associated cabling and equipment cabinet	PERMIT	DEL	16/02/2018

## 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.

## Reasons

The proposed works are considered to be supportable in policy terms as the works are not considered to significantly harm the character, appearance and setting of the listed building or the conservation area. Overall the proposal is considered to be acceptable in accordance with the Mid Devon Local Plan part 3 (Development Management Policies) policy DM27 and Government advice in the National Planning Policy Framework.

---

17/01225/MFUL	Land and Buildings at NGR 302603 103592 Weavers Meadow Langford Devon	Construction of a slurry lagoon (2738sqm) and creation of new vehicular access	PERCON	DEL	12/02/2018
---------------	---	--	--------	-----	------------

## 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 written details of a suitable cover for the slurry lagoon, as part of a comprehensive Odour Management Plan (OMP), have been submitted to and approved in writing by the Local Planning Authority. Such OMP shall include full details of the type of cover, and when and how it shall be installed, together with details on its ongoing management and maintenance. The OMP shall include measures to demonstrate that odour emissions will be adequately controlled to prevent a significant loss of amenity to neighbouring sensitive land users. Such approved OMP and cover shall be implemented from first use of the slurry lagoon and retained for the lifetime of its use.

## 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 proposed lagoon will not adversely impact on the amenity of neighbouring properties.

### Reasons

It is recognised that the Lagoon could improve the efficiency of the farm business and foster its development, The Council have assessed the impact of the development as it is to be constructed and have concluded that it would not adversely affect the living conditions of neighbouring occupiers for the reasons as set out above, and considered the development could be made acceptable by the use of appropriate conditions. In this instance due to the close proximity to a residential property, the Local Planning Authority believes that this matter could be adequately controlled by imposing a condition as set out below. In the location that the development is to be undertaken the evidence points to a potential conflict with the need to avoid harm to living conditions, but subject to appropriate conditions is acceptable. As such the proposal can be regarded as a sustainable form of development.

### 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>17/01704/MFUL</b>	Land at NGR 309053 110385 Allhallows Farm Blackborough Devon	Erection of an extension (1105 sq. m.) to an existing agricultural livestock building	PERCON	DEL	16/02/2018
----------------------	---	---	--------	-----	------------

### 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 On the building becoming redundant for the use applied for or any agricultural use, it shall be demolished and all resultant materials removed from site within 3 years of redundancy.
- 4 No part of the development hereby permitted shall be commenced until the detailed design of the proposed permanent surface water drainage management system has been submitted to, and approved in writing by, the Local Planning Authority, in consultation with Devon County Council as the Lead Local Flood Authority. The design of this permanent surface water drainage management system will be in accordance with the principles of sustainable drainage systems, and those set out in the Design Statement (Ref Sheet No. D-01; dated 12th January 2017) of the Water Management Plan and the Proposed Drainage Plan (drawing No. PER/206; dated January 2018).
- 5 No part of the development hereby permitted shall be commenced until the full details of the adoption and maintenance arrangements for the proposed permanent surface 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 flood Authority.
- 6 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 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.

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.
- 3 To safeguard the rural character of the area and the adjacent AONB in accordance with policy DM22 of the Local Plan Part 3: (Development Management Policies).
- 4 To ensure the surface water runoff from the development is managed in accordance with principles of sustainable drainage systems.
- 5 To ensure that the development's permanent surface water drainage management systems will remain fully operational throughout the lifetime of the development.
- 6 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.

**Reasons**

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

**Reasons**

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

<b>17/01713/MFUL</b>	Land at NGR 309064 110450 (Allhallows Farm) Blackborough Devon	Construction of an earth bank slurry store (1980 sq. m)	PERCON	DEL	16/02/2018
----------------------	--	---	--------	-----	------------

**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 On the slurry store becoming redundant for the use applied for or any agricultural use, it shall be demolished and all resultant materials removed from site and returned to its original state within 3 years of redundancy.
- 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.

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.
- 3 To safeguard the rural character of the area and the adjacent AONB in accordance with policy DM22 and DM29 of the Local Plan Part 3: (Development Management Policies).
- 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.

**Reasons**

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

**Reasons**

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

<b>17/01796/TPO</b>	3 Castle Barton Culmstock Road Hemyock Cullompton Devon EX15 3RJ	Application to remove 2 8m limbs from 1 Oak tree and a 4m dead branch from 1 Oak tree protected by Tree Preservation Order 91/00001/TPO	PERMIT	DEL	12/02/2018
---------------------	--	---	--------	-----	------------

**Conditions**

- 1 The works hereby permitted shall be carried out within two years of the date of this consent.
- 2 All works shall be carried out in accordance with BS3998:2010 Tree Work Recommendations and/or European Pruning Guide (AA guidance Note No. 5) by an appropriately experienced and qualified tree surgeon.
- 3 The works hereby permitted shall consist solely of the following: a) Crown reduce the lowest 2 limbs by 3-4 metres of Oak tree shown on the accompanied plan as T6.

**Reasons**

- 1 To ensure the works carried out remain appropriate to the condition of the tree(s) and in the interests of visual amenity and having regard to the Town and Country Planning (Tree Preservation)(England) Regulations 2012.

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

2 To ensure the works are carried out in accordance with best Arboricultural practice.

3 To preserve the continued contribution of the tree[s] to the local character and amenity whilst enabling such works as are required to manage the tree[s] and having regard to the Town and Country Planning (Tree Preservation)(England) Regulations 2012.

**Reasons**

Mid Devon District Council acknowledges that there is a conflict between the tree and the property but a crown reduction of 3-4 metres to the lowest branches rather than removal should be approved.

<b>17/01802/HOUSE</b>	The Old School House Oakford Tiverton Devon EX16 9EW	Erection of single storey side extension following demolition of existing lean-to	PERMIT	DEL	12/02/2018
-----------------------	---	---	--------	-----	------------

**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 proposed rooflight hereby approved shall be a flush fitting Conservation type rooflight.

**Reasons**

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

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

3 In order to safeguard the character and appearance of the building in accordance with policies DM2, DM13 and DM27 Local Plan Part 3 (Development Management Policies).

**Reasons**

This proposal is considered to be supportable in policy terms. The single storey side extension is considered to respect the character, scale, setting and design of the existing dwelling and is not considered to result in overdevelopment of the dwelling curtilage. The proposal is also not considered to result in any significantly adverse amenity impacts on the neighbouring properties. The development is considered to be in accordance with the following policies: COR2 and COR18 of the Mid Devon Core Strategy (Local Plan part 1), DM1, DM2, DM8, DM13, and DM27 of the Local Plan Part 3 (Development Management Policies) and government advice in the National Planning Policy Framework.

**Reasons**

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/01864/FULL	Land and Buildings at NGR 267676 112617 Rashleigh Barton Wembworthy Devon	Conversion of agricultural barn to dwelling and demolition of adjoining barns	REFUSE	DEL	14/02/2018

#### Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included 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.

#### Reasons

- 1 In the opinion of the Local Planning Authority by virtue of the isolated location of the building its use as a residential dwelling would not represent sustainable development in accordance with the National Planning Policy Framework. Furthermore the existing building is of a design and appearance which does not positively contribute to the rural character of the area and is therefore not suitable for conversion to a dwelling. It is therefore contrary to the initial test of policy DM11 of the Local Plan part 3 [Development Management Policies]. No substantial case has been submitted for the provision of a dwelling in this rural location. Therefore it is not considered that the proposal amounts to special circumstances and considered to carry sufficient weight so as to override local and national policy. On this basis the proposed development is considered to be contrary to the requirements of policies COR1 and COR18 of the Mid Devon Core Strategy (Local Plan part 1) and policy DM11 (Local Plan part 3) and the NPPF (notably paragraph 55).
- 2 The application proposals do not include a contribution towards the provision of public open space. The development is therefore contrary to Policy AL/IN/3 of the Allocations and Infrastructure Development Plan (Local Plan part 2) and Supplementary Planning Document: the provision and funding of open space through development (May 2008).

17/01867/FULL	Three Corner Moor Neopardy Crediton Devon EX17 5HJ	Creation of vehicular access	PERMIT	DEL	16/02/2018
---------------	---	------------------------------	--------	-----	------------

#### 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 surface water drainage of the site shall be designed to prevent the discharge of surface water onto any highway.

#### Reasons

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

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

**Reasons**

The application for the formation of an additional vehicular access to service an approved residential barn conversion approved under LPA ref: 16/01006/PNCOU is considered to be acceptable in highway safety terms given the site location, surrounding land uses and the nature of the highway. The scope of the proposal includes the removal of approximately a 4.0 metre section of hedgerow which is not considered to have a detrimental impact on the overall character, appearance and/or general amenities of the immediate area. Overall the proposal is considered to be supportable in accordance with policies COR2, COR9 and COR18 of the Mid Devon Core Strategy, DM1 and DM2 of the Local Plan part 3 (Development Management Policies) and government guidance 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.

17/01880/FULL	Hatherland Mill Lower Washfield Tiverton Devon EX16 9PG	Conversion and change of use of agricultural building to micro- brewery (Use Class B2)	PERMIT	DEL	14/02/2018
---------------	--	--	--------	-----	------------

**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 the development hereby permitted is first brought into use unobstructed visibility, measured from a point 2.4 metres back from the edge of the adjoining highway along the centre line of the access, shall be provided over a height of 600 millimetres above adjoining road level and for a minimum distance of 25 metres, on both sides of the vehicular access. Such visibility splays shall be provided and so retained at all times.

**Reasons**

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In the interest of highway safety to provide adequate visibility from and of emerging vehicles.

**Reasons**

With significant weight placed on the need to support economic growth, together with the overall design and appearance of the proposals including the relative distance between this site and any nearby residential properties, it has been concluded that there is no demonstrable harm to the living conditions of any occupants of nearby residential properties and the visual amenity of the locality would not be harmed as a result of the proposal to an extent that would justify withholding planning permission. The design and scale of the proposed conversion works are considered to result in less than substantial harm to the character and appearance of the listed property and its setting, which is outweighed by the resulting improvements through employment generation and farm diversification. Structural, wildlife and flood risk assessment reports have been submitted which outline that the building can be converted and that there will be no significant detrimental impact on protected species or the environment in general. Having regard to all material considerations the application is in accordance with the requirements of policies COR2, COR11 and COR18 of the Mid Devon Core Strategy; policies DM2, DM3, DM8, DM11, DM20 and DM27 of the Mid Devon Development Management Policies; and 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.

<b>17/01881/LBC</b>	Hatherland Mill Lower Washfield Tiverton Devon EX16 9PG	Listed Building Consent for conversion of agricultural building to micro-brewery	PERMIT	DEL	14/02/2018
---------------------	--	--	--------	-----	------------

**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.

**Reasons**

The proposal for the conversion and change of use of agricultural building to a micro-brewery at Hatherland Mill, Lower Washfield will not result in significant harm to the character or appearance of the listed building or its setting. On this basis the proposals are considered to be acceptable in accordance with Local Plan Part 3 (Development Management Policies) DM27 and the National Planning Policy Framework.

<b>17/01938/FULL</b>	Ramstorland Farm Barn Stoodleigh Tiverton Devon EX16 9PQ	Retention of the use of the Annex as a separate holiday let	PERMIT	DEL	15/02/2018
----------------------	---	---	--------	-----	------------

**Conditions**

- 1 The date of commencement of this development shall be taken as 14th December 2017, the date the application was registered by the Local Planning Authority.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 Within six months of the date of this planning permission for the development hereby approved, the vehicular access, parking and turning areas indicated on the approved location plan shall be provided on site, surfaced and drained (to avoid surface water discharge onto the highway). Following their provision, these facilities shall be so retained.
- 4 Within six months of the date of this planning permission the formalisation of the offsite layby shall be completed and made available for use.



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

**Reasons**

- 1 In order to establish a legal commencement date for the development to enable the development to be monitored by the Local Planning Authority.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In the interest of highway safety and to ensure that adequate on-site facilities are available for traffic attracted to the site in accordance with DM8 (Parking) of the Local Plan Part 3 Development Management Policies.
- 4 To prevent damage to the highway network and in the interest of highway safety to prevent mud, detritus, and loose stones from entering the public highway in accordance with DM24 (Tourism and Leisure Development) of the Local Plan Part 3 Development Management Policies.

**Reasons**

The proposal to retain the Annex as a separate holiday let is considered to be acceptable with the changes to the building considered to make a positive contribution to the rural character of the area. It is not considered that the proposal would have an unacceptable impact on the environment or on protected species. The proposal is considered to be suitably designed and any impact on amenity of neighbouring occupiers is not considered significant given the degree of separation involved. The development complies with the requirements of relevant policies: COR2 and COR18 of the Mid Devon Core Strategy (Local Plan part 1), DM2, DM8, DM11, DM20 and DM24 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

**Reasons**

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included discussions 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>17/01954/PNCOU</b>	Building at NGR 277930 99691 Keymelford Yeoford Devon	Prior notification for the change of use of agricultural building to dwelling under Class Q	PERCON	DEL	12/02/2018
-----------------------	--	---	--------	-----	------------

**Conditions**

- 1 Prior to the first occupation of the proposed dwelling, the attached lean to (north elevation) and the slurry store to the east of the building shall be demolished and all resultant material removed from the site.
- 2 Prior to first occupation of the proposed dwelling, details of the boundary treatment to enclose the proposed curtilage shall be submitted to and agreed in writing by the Local Planning Authority. The boundary treatment shall be provided in accordance with the approved details prior to first occupation of the dwelling and shall be retained as such in perpetuity.

**Reasons**

- 1 To protect the amenity of future occupiers of the proposed dwelling.
- 2 To provide a screen between the proposed residential use and the existing agricultural storage building in order to seek to protect the amenity of future occupiers of the proposed dwelling.

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

**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).

17/01955/FULL	Kidaman Park Hockworthy Devon TA21 0NN	Erection of a replacement garage for cars and vintage tractors	PERMIT	DEL	12/02/2018
---------------	---	--	--------	-----	------------

**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 scheme for the erection of a replacement garage for cars and vintage tractors at Kidaman Park, Hockworthy is considered to be acceptable in principle. The scale and design of the garage is considered to respect the character, scale, setting and design of the existing dwelling. Overall it is not considered that the proposal would result in the over development of the dwelling curtilage or have a significant adverse impact on the living condition of occupants of any neighbouring properties. The proposal is considered to be in accordance with the following policies; Mid Devon Core Strategy COR18, Local Plan part 3 (Development Management Policies) DM2 and DM13 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.

17/01962/FULL	Land and Buildings at NGR 290972 121207 (Manor Farm) Oakford Devon	Erection of two extensions to existing agricultural livestock building	PERMIT	DEL	13/02/2018
---------------	---	--	--------	-----	------------

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

3 The use of the development hereby permitted shall not be commenced until surface water drainage arrangements as outlined within the letter and plan received from the applicant's agent dated the 5th January 2018, identifying surface water run-off being piped to an existing soakaway on the adjoining field have been implemented. These approved surface water drainage disposal measures shall thereafter be retained.

**Reasons**

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To prevent flooding of the surrounding area and safeguard the amenities of the area and the amenity of adjacent occupiers in accordance with policy DM2 of the Local Plan Part 3: (Development Management Policies).

**Reasons**

The application for the erection of 2 extensions to the existing agricultural livestock building is considered to be supportable in policy terms. The new extensions are required to house livestock as part of the existing agricultural enterprise, ensuring the long term viability of the business and on this basis it is considered that the development is reasonably necessary to support the farming activity on the holding. Whilst the extensions will be relatively large, the design of the extensions are typical of an agricultural building and it is not considered that it would harm the character and appearance of this rural area. It is not considered that the proposal would result in any significant adverse impacts on the amenity of nearby occupiers. It is not considered that the proposal would result in any significant adverse environmental or highway impacts. Overall the proposal is considered to be compliant with policies COR2, COR11 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2 and DM22 of the Local Plan part 3 (Development Management Policies) and government advice in the National Planning Policy Framework.

**Reasons**

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included 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>17/01972/HOUSE</b>	3 Saxon Way Cullompton Devon EX15 1XE	Erection of single storey extension	PERMIT	DEL	16/02/2018
-----------------------	--	--	--------	-----	------------

**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 single storey side extension is considered to be supportable in policy terms. The overall scale and design of the scheme is considered to respect the character, scale, setting and design of the existing house. The proposed development would not result in the over development of the curtilage. Overall, it is not considered that the application scheme would result in any significant adverse impacts to the living conditions of occupants of any neighbouring properties. The proposal would not result in the loss of any existing parking spaces on the site. On this basis the proposals are considered to sufficiently comply with the following policies; Mid Devon Core Strategy (Local Plan Part 1) COR14, Local Plan Part 3 (Development Management Policies) DM2, DM8 and DM13 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 the determining the application in a timely manner (EOT agreed). 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.

17/01977/FULL	Building at NGR 285039 106189 (The Linhay) Stockleigh English Devon	Conversion of a barn to form a dwelling, erection of a boundary wall and shed, and re-alignment of boundary	PERCON	DEL	14/02/2018
---------------	---	---	--------	-----	------------

### 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 its construction, details of the screening wall to the north east of the proposed dwelling, including height materials and finish, shall be submitted to and approved in writing by the Local Planning Authority. The wall shall be constructed in accordance with such approved details and retained as such.
- 4 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, E, of Part 1, of Schedule 2, relating to extensions and alterations, additions to the roof, porches and outbuildings shall be undertaken within the application site without the Local Planning Authority first granting planning permission.
- 5 The conclusions and mitigation measures set out in the Butler Ecology ecological appraisal (dated July 2016) submitted in support of the application under Local Planning Authority ref: 16/00733/FULL shall be complied with in full during construction of the development hereby approved by this application.
- 6 Notwithstanding the plans as approved and as confirmed at Condition 2 above revised plans showing the boundary detail between the application building and Cobble Cottage and the removal of high level window set within the western gable shall be submitted to and approved by the Local Planning Authority within 56 days of the date of this decision.

### Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
3		To ensure the details appropriate to the character and appearance of the conservation area in accordance with Policies DM2 and DM27 of the Local Plan Part 3 (Development Management Policies).			
4		To safeguard the character and appearance of the building and the conservation area in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2 and Local Plan Part 3: (Development Management Policies) Policies DM2 and DM27.			
5		To ensure the protection of ecological interests at the site.			
6		To protect the amenities of the occupiers of the neighbouring buildings.			

### Reasons

The National Planning Policy Framework establishes the principle that the reuse of redundant or disused buildings in the open countryside as dwellings, could be considered acceptable, and Policy DM11 of the Local Plan Part 3 reflects this guidance where a building makes a positive contribution to the rural character of the locality. Given the contribution that the barn is considered to make to the character of the local area, and the substantial nature of its construction, in policy terms the conversion of the redundant barn is considered to be acceptable with planning approval having already been granted under Local Planning Authority ref: 16/00733/FULL. The scope of the alterations now proposed are considered minor in nature in relation to the re-arrangement of the roof lights in the south facing roof pitch, the provision of a garden shed within the new garden area and revisions to the site boundary, albeit to be revised from the details as submitted on the approved plans. The proposal is not considered to cause harm to nature conservation interests in the local area subject to mitigation measures, or have a significant adverse impact on the occupiers of neighbouring dwellings, subject to revisions as covered by condition 6. On this basis the proposal is considered to be compliant with Policies DM1, DM2, DM8, DM11 and DM14 of the Local Plan Part 3 (Development Management Policies), Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1), Policy AL/IN/3 of the Allocations and Infrastructure Development Plan Document (Local Plan Part 2) and policy guidance 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>17/01994/ADVERT</b>	M & S Foodstore Phoenix Lane Tiverton Devon EX16 6LU	Advertisement consent to display 8 non-illuminated signs	PERMIT	DEL	12/02/2018
------------------------	---	---	--------	-----	------------

### Conditions

- 1 i) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission. ii) No advertisement shall be sited or displayed so as to: (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military); (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle. iii) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site. iv) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public. v) Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

### Reasons

- 1 In accordance with the provisions of the Town and Country Planning (Control of advertisement) (England) Regulations 2007.

---

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

---

**Reasons**

Subject to the imposed conditions, the proposed signage will not harm public safety and will not be of detriment to the amenity of the locality or the Conservation Area within which the site lies. The proposal is in accordance with COR2 of the Mid Devon Core Strategy (Local Plan Part 1), policy DM27 of the Local Plan Part 3 (Development Management Policies) and government guidance in The National Planning Policy Framework.

---

17/01996/FULL	M & S Foodstore Phoenix Lane Tiverton Devon EX16 6LU	Erection of a 4 metre high column for an Automatic Number Plate Recognition (ANPR)	PERMIT	DEL	12/02/2018
---------------	---	---	--------	-----	------------

**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 erection of 1 Automatic Number Plate Recognition Camera on top of a 4.2m high post at the M & S foodstore, Phoenix Lane, Tiverton, is not considered to have a material detrimental impact on the visual amenities of the area or the adjacent conservation area. The proposal will not impact on highway safety, nor will it result in an increased flood risk. As such, the proposal is considered to be in accordance with policies COR2, COR11 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2 and DM27 of the Local Plan Part 3.

**Reasons**

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

---

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/02018/PNCOU	Building at NGR 298655 110836 (Thornes Park Farm) Ash Thomas Devon	Prior Notification for the change of use from storage building (Class B8) to dwelling (Class C3) under Class P	RPA	DEL	13/02/2018

#### Reasons

The building proposed to be converted to a residential dwelling under Class P is not considered to be of B8 uses (storage and distribution). Therefore the notification is not in accordance with paragraph (a) and (b) of part 3, Class P, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) (Order) 2015 (as amended). In the opinion of the Local Planning Authority the building cannot be converted under the benefit of the prior notification process. A planning application is therefore required for the proposed development.

17/02025/HOUSE	The Lodge Hockworthy Devon TA21 ONW	Erection of first storey extension	PERMIT	DEL	15/02/2018
----------------	--	------------------------------------	--------	-----	------------

#### 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 first floor extension at The Lodge, Hockworthy. It is considered that the proposal is policy compliant. The extension respects the character, design, scale and setting of the existing dwelling and surrounding area. The proposal does not result in an overdevelopment of the dwelling curtilage, nor is it considered to result in any adverse impacts on the living conditions of neighbouring properties. Therefore the proposal is in accordance with COR2 and COR17 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2 and DM13 of the Mid Devon Development Management Policies (Local Plan Part 3). 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/02029/FULL	1-15 Bridewell Court St Andrew Street South Tiverton Devon	Replacement of existing aluminium windows with uPVC to properties	PERMIT	DEL	15/02/2018

#### 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 proposed replacement windows for 1-15 Bridewell Court, St Andrew Street, Tiverton, are considered to be acceptable in policy terms. The windows will respect the character and appearance of the host building and the conservation area within which the flats are located and will not impact detrimentally on the setting of the adjacent listed building. As such, the proposal is considered to be in accordance with policies COR2 and COR13 of the Mid Devon Core Strategy (Local Plan part 1), DM2 and DM27 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

#### Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included 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.

17/02055/CLP	4 Longmeadow Tiverton Devon EX16 6EH	Certificate of lawfulness for the proposed erection of extensions and refurbishment of existing dwelling	PERMIT	DEL	15/02/2018
--------------	---	--	--------	-----	------------

#### Reasons

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



Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/02057/CLU	Exe Valley Farm Shop Thorverton Exeter Devon EX5 5NB	Certificate of Existing Lawful Use of land and buildings as retail farm shop (A1) car parking, associated outside storage and display for sales areas, internal office and road access in excess of more than 10 years	PERMIT	DEL	15/02/2018

#### Reasons

The use described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto and shown edged red on the plan submitted with the application, was lawful within the meaning of Section 191 of the Town and Country Planning Act 1990 (as amended), for the following reason:- On the balance of probability, and in the absence of any evidence to prove otherwise it is considered that the premises and the immediate land surrounding the premises known as Exe Valley Farm Shop in Thorverton has been used as a retail farm shop falling within Use Class A1 with surrounding land used for car parking and associated outside storage and display for sale. Given the farm shop has been in existence for a continuous period well in excess of 10 years it is immune from enforcement action.

17/02060/ARM	Land and Buildings at NGR 301748 115242 North-East of Twin Oaks Uplozman Devon	Reserved Matters for the erection of a dwelling following Outline approval 17/01108/OUT	PERMIT	DEL	15/02/2018
--------------	--	---	--------	-----	------------

#### Conditions

- 1 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 2 Before any part of the development hereby approved is occupied, the parking and turning area as shown on the approved block plan 01474/9 Rev 4 shall be provided and shall be retained thereafter.

#### Reasons

- 1 For the avoidance of doubt and in the interests of proper planning.
- 2 To ensure there are adequate parking and turning facilities on site to serve the dwelling, ensuring that all cars can leave the site in a forward gear, in the interests of highway safety and in accordance with policy DM8.

#### Reasons

Outline planning permission for the erection of the dwelling was granted under LPA ref: 17/01108/OUT. This application seeks approval for the outstanding reserved matters. The appearance, layout, scale and associated landscaping are considered to be acceptable. The dwelling has sufficient private amenity space to reflect the size and location of the property. The material palette is considered to be acceptable and will enable the dwelling to sit comfortably within the street scene. Overall the proposed development is considered to be in accordance with policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1) DM2, DM8, DM14, DM15 of the Local Plan part 3 (Development Management Policies).

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.

17/02067/FULL	Handley Farm Clayhanger Devon TA4 2BE	Change of use from games room to lounge, dining and kitchen to form holiday unit with existing bedroom/en-suite	PERMIT	DEL	15/02/2018
---------------	---------------------------------------	---	--------	-----	------------

**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.
- 3 (i)the holiday accommodation shall be occupied for holiday purposes only. (ii)the holiday accommodation shall not be occupied as a person's sole or main place of residence (iii)the owners/operators shall maintain an up-to-date register of the names of all owners/occupiers of the holiday accommodation on the site, 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.

**Reasons**

- 1 In accordance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 The site is outside defined settlement limits in the open countryside, where permanent dwellings with unrestricted occupation would be contrary to adopted planning policy, however the application is considered to be in accordance with policy DM24 of the Local Plan Part 3: (Development Management Policies).

**Reasons**

The proposed works are considered to be appropriate to the existing tourism and leisure function and context with design and alteration that respects existing character and the setting of the listed house. The proposal is therefore in accordance with the Mid Devon Local Plan (Part 3) policy DM2, DM24 and DM27 and the National Planning Policy Framework and should be granted consent.

**Reasons**

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
<b>18/00076/PNAG</b>	Land at NGR 270604 111375 (Smithington) Chawleigh Devon	Prior Notification for the erection of an extension to agricultural storage building	PDA	DEL	15/02/2018

**Reasons**

The proposed extension to the agricultural building is considered to be reasonably necessary to support the agricultural activities on the holding to which it relates. The proposed design and siting of the building including the materials to be used are appropriate for the location and the proposal meets with the requirements of Class A, Part 6, Schedule 2, Article 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015. Prior approval is not required.