

Decision Register

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/01268/FULL	Corinth Barnfield Crediton Devon EX17 3HY	Erection of dwelling with vehicular access from existing residential driveway	PERCON	DEL	19/02/2018

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 (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 or D of Part 1 of Schedule 2, relating to extensions, additions and alterations to the roof and porches shall be undertaken without the Local Planning Authority first granting planning permission.
- 4 Before the commencement of the development of the new dwelling hereby permitted samples of the materials to be used for all the external surfaces of the building shall be submitted to and approved in writing by the Local Planning Authority.
- 5 Before the development hereby permitted is first occupied, the parking facilities proposed and the access to the parking facilities shall be made available in accordance with the details as shown on the approved plans. Following their provision, these facilities shall be so retained in perpetuity.
- 6 No work shall be carried out on the site on any Saturday or Sunday, Christmas Day or Bank Holiday or other than between the hours of 0800 and 1800 hours on Monday to Friday.
- 7 Further details of the arrangements, and implementation timescales, proposed to manage the surface water drainage arising from both the curtilage of the dwelling as proposed and from the proposed area for car parking shall be submitted to and approved in writing by the local planning authority prior to the commencement of any grounds works. The approved details shall be implemented in accordance with the approved details and timescales, and maintained as such thereafter.
- 8 The proposed windows (ground floor and upper floor) as shown on the approved plans to be set within the eastern elevation shall be non-opening and glazed with obscure glass to a specification to be agreed with the Local Planning Authority in writing and shall be permanently maintained thereafter as non opening and obscure glazed.

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 there is satisfactory control regards any future alteration to the dwelling and in order to protect the visual amenities of the area in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).
- 4 To ensure the new building is of an acceptable standard and makes a positive contribution to the visual qualities of the area in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).
- 5 In accordance with the approved plans and to ensure that the necessary parking facilities are provided in accordance with Policy DM8 of the Local Plan Part 3 (Development Management Policies).
- 6 To ensure that the proposed development does not prejudice the amenities of neighbouring properties.

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- 7 To ensure that the surface water from the site and building is disposed of in accordance with Policy COR11 of the Mid Devon Core Strategy (Local Plan Part 1).
- 8 To ensure that the proposed development does not prejudice the amenities of neighbouring properties and in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).

Reasons

This application seeks planning permission for the siting of a residential dwelling within the curtilage of an existing dwelling, and is considered to be supportable in policy terms as the site is within the defined settlement limit of Crediton, where infill development is acceptable. The new building is considered to be appropriately scaled and designed in a contemporary style which is considered acceptable within the street scene with no significant harm to visual amenity or local character arising. Given the massing and orientation of the dwelling and window positions it is not considered that the application scheme will result in detriment to the residential amenities of any neighbouring occupiers subject to a restriction on the glazing detail for the windows to be set within the eastern elevation. Satisfactory access and parking arrangements are to be provided. The applicant has entered into a legal agreement in order to satisfy the requirements of Policies AL/IN/3 and AL/CRE/8. On this basis the proposal is considered to be compliant with the requirement of relevant Policies: CO1, COR2, COR9 and COR15 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2, DM8 and DM14 of the Local Plan Part 3 (Development Management Policies), Policies AL/IN/3 and AL/CRE/8 of the Allocations and Infrastructure Plan Document (Local Plan Part 2) 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.

17/01396/FULL	Land at NGR 294112 107691 (Exeland) Bickleigh Devon	Change of use of agricultural land for the siting of 5 holiday lodges - HOLIDAY OCCUPANCY CONDITION APPLIES	PERCON	DEL	19/02/2018
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Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 Prior to the construction of the development hereby permitted details/samples of the materials to be used for all the external surfaces of the building(s) shall first have been submitted to and approved in writing by the Local Planning Authority. Such approved materials shall be so used and retained.
- 4 a) The holiday accommodation shall be occupied for holiday purposes only. b) The holiday accommodation shall not be occupied as a person's sole or main place of residence c) The owners shall maintain an up-to-date register of the names of all occupiers of individual units of 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.
- 5 The 10 car parking spaces to be provided at Exeland Farm to serve the 5 units of holiday accommodation (safari tents) hereby permitted, shall be provided prior to the first use of the holiday accommodation in accordance with details that shall first have been submitted to and approved in writing by the Local Planning Authority. Once provided the parking spaces shall be permanently retained as parking for the 5 units of holiday accommodation.

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6 Prior to the first occupation of any of the holiday accommodation hereby permitted a landscaping plan to include: all boundary treatments, details of any changes in existing ground levels, all retained trees and hedges, all proposed hard landscaping, all planting seeding, turfing or earth reprofiling shall be submitted to and approved in writing by the Local Planning Authority. The Approved hard and soft landscaping and boundary treatments shall be carried out within 9 months of the first occupation of any of the holiday accommodation. Any trees or plants which, within a period of 5 years from the first use of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species. Once provided, the landscaping scheme shall be so retained.

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 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).
- 4 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 COR18 of the Mid Devon Core Strategy (Local Plan Part 1) relating to tourism proposals in the open countryside, Policies DM2 and DM24 of the Local Plan Part 3: (Development Management Policies) and the National Planning Policy Framework.
- 5 To ensure that adequate parking facilities are available for holiday makers staying at Exeland Farm in accordance with Policy DM8 of the Local Plan Part 3 (Development Management Policies).
- 6 To ensure that the development makes a positive contribution to the character and amenity of the area in accordance with Policies DM2 and DM24 of the Local Plan Part 3 (Development Management Policies).

Reasons

The proposed holiday accommodation/safari tents will not have an unacceptable adverse impact on the character or appearance of the area. The new development involves the provision of 'glamping' style holiday accommodation with no individual vehicular access to the pitches as parking is to be provided at Exeland Farm to the north east. It is considered that the development is a form of farm diversification that will provide tourism accommodation. The development will not result in harm to the privacy or amenity of the occupiers of neighbouring properties. As such the proposal is considered to comply with Policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), Policies DM2, DM8 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 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
17/01491/MFUL	Aston Manor Brewery Co Ltd Howden Road Tiverton Devon EX16 5HL	Siting of 2 replacement water tanks; demolition of concrete water tanks and relocation of existing warehouse building; demolition of existing chemical store and erection of new warehouse	PERCON	DEL	19/02/2018

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 Demolition should be carried out in such a manner as to minimise the potential for airborne nuisance, additional land contamination and/or the creation of additional contamination pathways either on the site or at adjacent properties/other sensitive receptors. Prior to demolition commencing, a works plan and risk assessment shall be submitted for approval to the Local Planning Authority for consultation with Environmental Health Services. This plan and assessment should identify and risk-assess any potential hazardous material in above or below ground structures that will be removed or disturbed during demolition and measures to deal with these safely. All potentially hazardous materials should be assessed. The development shall be implemented in accordance with these approved details.
- 4 No demolition works shall be carried out on the site on any Sunday, Christmas Day or Bank Holiday or other than between the hours of 0730 and 1900 hours on Monday to Fridays and 0730 and 1300 on Saturdays.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In the interests of public health and protection of the environment in accordance with policies DM2 and DM7 of the Local Plan Part 3: (Development Management Policies).
- 4 To ensure that the proposed development does not prejudice the amenities of neighbouring properties in accordance with policy DM2 of the Local Plan Part 3: (Development Management Policies).

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 remaining curtilage within the site would provide sufficient parking and manoeuvring space for vehicles attracted to the site to meet with policy requirements. A waste audit statement, carbon reduction strategy and wildlife assessment have been provided, which outline 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 COR1, COR2, COR4, COR5, COR9, COR11, COR12 and COR13 of the Mid Devon Core Strategy (Local Plan Part 1); policies DM1, DM2, DM4, DM7 and DM8 of the Mid Devon Development Management Policies; and the National Planning Policy Framework.

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Reasons

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

17/01688/CLU	Mardles Gate Colebrooke Crediton Devon EX17 5DL	Certificate of lawfulness for the existing use of a dwelling in breach of agricultural occupancy Condition (5) of planning permission EK4074 for a period in excess of 10 years	PERMIT	DEL	20/02/2018
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Reasons

Sufficient evidence has been provided to demonstrate that on the balance of probability the agricultural occupancy condition has been breached for a continuous period of in excess of 10 years dating back from the date of this application. On this basis the certificate is granted and the occupation of the dwelling by persons other than those solely, mainly or last employed would be immune from enforcement action.

17/01779/FULL	Land & Building at NGR 292396 102279 Dark Lane Thorverton Devon	Erection of a one bedroom dwelling with garage following demolition of existing garages and workshop	PERCON	DEL	23/02/2018
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Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 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, Schedule 2 relating to the extension and alteration of the dwelling, extensions or alterations to its roof, the insertion of windows and/or roof lights, porches and the provision of outbuildings, shall be undertaken within the dwellings curtilage without the Local Planning Authority first granting planning permission.
- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any order revoking and re-enacting that Order) any proposal for the construction or alteration of any windows, doors or other openings on the side and rear walls of the dwelling hereby approved shall be the subject of a separate application to the Local Planning Authority.
- 5 Notwithstanding the details as submitted any area of glazing at first floor level or above installed in the side or rear elevations of the dwelling (including roof slope) hereby approved shall be glazed with translucent glass below a height of 1.7m measured from the floor level of the room served and non-opening, above this level clear glazing can be used with windows able to open. These areas of glazing shall be implemented in accordance with the requirements of this condition prior to occupation of the dwelling and retained in accordance with the requirements of this condition thereafter.
- 6 Prior to their use on site, details and/or samples of the materials to be used for all the external surfaces of the building shall have been submitted to and approved in writing by the Local Planning Authority. Such approved materials shall be so used and retained.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
7		No part of the development shall be occupied until the access, parking and turning areas have been provided in accordance with the approved plans. Following their provision these facilities shall be so retained.			
8		In accordance with details that shall previously been submitted to, and approved by, the Local Planning Authority, provision shall be made within the site for the disposal of surface water so that none drains on to any County Highway.			
9		No work shall be carried out on the site on any Sunday, Christmas Day or Bank Holiday or other than between the hours of 0730 and 1900 hours on Monday to Fridays and 0730 and 1300 on Saturdays.			

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To safeguard the visual amenities of the area and amenities of neighbouring dwellings in accordance with Policies DM2 and DM14 of the Local Plan Part 3 (Development Management Policies).
- 4 To protect the amenity of occupiers of neighbouring property from overlooking in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).
- 5 To protect the amenity of occupiers of neighbouring property from overlooking in accordance with Policy DM2 of the Local Plan Part 3: (Development Management Policies).
- 6 To ensure the use of materials appropriate to the development in order to safeguard the visual amenities of the area in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).
- 7 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 Policy DM8 of Local Plan Part 3: (Development Management Policies).
- 8 In the interest of public safety and to prevent damage to the highway in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).
- 9 To ensure that the proposed development does not prejudice the amenities of neighbouring properties in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).

Reasons

The proposed dwelling is considered to be an acceptable design and location in accordance with the policy requirements of COR1, COR2 and COR17 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM2, DM12 and DM14 of the Local Plan Part 3 (Development Management Policies). The dwelling provides accommodation in accordance with the size requirements of the DCLG technical guidance. The proposed dwelling provides an adequate level of parking in accordance with Policy DM8 of the Local Plan Part 3. There will be limited impact on the neighbouring residential property and Policies DM2 and DM14 are satisfied in this regard. The proposed dwelling is considered to preserve/enhance the conservation area and would not cause harm to the listed building being in accordance with DM27 of the Local Plan Part 3 (Development Management Policies) and government advice in the National Planning Policy Framework. The applicant has made the appropriate contributions in accordance with Policy AL/IN/3 of the Allocations and Infrastructure Development Plan Document (Local Plan Part 2). The proposal is considered to be in accordance with relevant planning policies and is therefore granted.

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/01830/FULL	Plot 1 Woodlands Gables Road Willand Devon	Erection of two dwellings (Revised Scheme)	PERCON	DEL	23/02/2018

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 begin until there has been submitted to, and approved in writing by the Local Planning Authority, a landscaping scheme to include a replacement tree. All planting, seeding and turfing comprised in the approved details of landscaping shall be carried out within 9 months of the substantial completion of the development, and any trees or plants which, within a period of five years from the 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.
- 4 No development shall begin until details/samples of the materials to be used for the external surfaces of the building have been submitted to and approved in writing by the Local Planning Authority. Such approved materials shall be so used and retained.
- 5 Before the development hereby permitted is first brought into its permitted use the access, parking facilities, access drive, and access drainage shall be provided in accordance with the approved details. The approved works shall thereafter be retained for that purpose at all times.
- 6 Before the development hereby permitted is first occupied, the hedge along the site frontage shall be trimmed so that unobstructed visibility shall be provided measured from a point 2.4 metres back from the edge of the adjoining highway along the centre line of the new access, and for a minimum distance of 25 metres to the north west of the access. The visibility splay 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 To ensure that the development makes a positive contribution to the character and amenity of the area in accordance Policy DM2 of Local Plan Part 3 (Development Management Policies).
- 4 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 buildings in accordance with Mid Devon Core Strategy (Local Plan 1) COR2 and Local Plan Part 3 (Development Management Policies) DM2.
- 5 To ensure that adequate facilities are available for the traffic attracted to the site.
- 6 In the interest of highway safety to ensure adequate visibility at the point of access and egress for vehicles entering or leaving the site

Reasons

The Authority considers that the proposal, will not result in an inappropriate effect on the character of the area, the amenity of neighbouring properties or on highway safety. As such the proposal is considered to comply with policies COR2, and COR17 of the Mid Devon Core Strategy 2007, DM2 ,DM14 and DM15 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

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Reasons

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

17/01832/FULL	Annexe Walders Court Culmstock Cullompton Devon EX15 3HW	Retention of change of use from annexe to holiday let - HOLIDAY OCCUPANCY CONDITION APPLIES	PERMIT	DEL	19/02/2018
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Conditions

- 1 The date of commencement of the development shall be taken 19th December 2017 when the application was registered by the Local Planning Authority.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 (i) The development hereby approved shall be occupied for holiday purposes only (ii)The development hereby approved 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 occupiers of the holiday let, their dates of occupation and their main home addresses and shall make this information available to the Local Planning Authority at all reasonable times.

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 The site is outside of defined settlement limits in the open countryside, where 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 relating to tourism and leisure development proposals.

Reasons

The application for the retention of change of use of annexe to holiday let is considered acceptable. The holiday let will provide a tourism offer for people wishing to enjoy the local area and scenery. The proposed holiday let is visible from public vantage points but is considered to respect the character and appearance of the local area being a change of use of existing building. The proposal will have no adverse impacts on neighbouring properties. The application scheme raises no concerns with transport and/or access issues and provides a good justification for the application for tourism development in this location. On this basis the application scheme is considered to comply with the following policies; COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM2, DM8, DM24, DM27 and DM29 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 manner (agreed EOT). 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
17/01865/FULL	Nomansland Farmhouse Chapel Hill Uffculme Cullompton Devon EX15 3EY	Conversion of agricultural barn to art studio	PERCON	DEL	21/02/2018

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.
- 4 The recommendations contained in the discussion and mitigation section of the protected species survey conducted in October 2017 by J.L Ecology in support of this planning application shall be strictly adhered for the duration of the works permitted.

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.
- 4 In order to safeguard the habitat of protected species.

Reasons

The proposed conversion of agricultural barn to art studio is considered to be an appropriate conversion of substantial building which positively contributes towards the areas rural character. It is considered that the conversion works can be accommodated without significant alteration, extension or rebuilding, and the design will retain the buildings original character. On this basis the development is considered to be in accordance with policies COR18 of the Mid Devon Local Plan Part 1 (Core Strategy), DM2, DM8 and DM11 of the Mid Devon Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/01873/FULL	The Great British Takeaway and Restaurant West-Exe South Tiverton Devon EX16 5DJ	Retention of ATM	PERMIT	DEL	21/02/2018

Conditions

- 1 The development is taken to have lawfully commenced on the 28th of December 2017, the date the application was validated.
- 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 order to establish a legal commencement date.
- 2 For the avoidance of doubt and in the interests of proper planning.

Reasons

The retention of an ATM at The Great British Takeaway and Restaurant, West-Exe South, Tiverton, is not considered to be acceptable in this location and will not have a material detrimental impact on the visual amenities of the 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.

17/01874/ADVERT	The Great British Takeaway and Restaurant West-Exe South Tiverton Devon EX16 5DJ	Advertisement consent for the display of 2 internally illuminated fascia signs	PERMIT	DEL	21/02/2018
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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.

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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. The proposal is in accordance with COR2 of the Mid Devon Core Strategy 2007, policy DM2 of the Local Plan Part 3 (Development Management Policies) and government guidance in The National Planning Policy Framework.

17/01928/LBC	QE Academy Trust Western Road Crediton Devon EX17 3LU	Listed Building Consent for the renewal of roof coverings to College House including dormer refurbishments, lead replacement works and chimney refurbishment; replacement of windows to front elevations and remaining timber and Crittal single glazed windows	PERCON	DEL	19/02/2018
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Conditions

- 1 The works hereby permitted shall be begun before the expiration of three years from the date of this consent.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 Prior to re roofing works commencing, a sample of the natural slate to be used shall be submitted to the local planning authority and agreed in writing.
- 4 All new aluminium windows shall be slim Alitherm Heritage style.

Reasons

- 1 In accordance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In order to ensure that the quality and appearance of the slate is suitable for the listed building and will not harm its special interest.
- 4 In order to ensure that the quality and appearance of the materials and fixings is suitable for the listed building and will not harm its special interest.

Reasons

The proposed works are considered to cause some less than substantial harm to the listed building. However this harm is justified given the poor condition and damp problems evident in the building. The works are clear, well designed and are sympathetic to the listed building. The proposal is therefore in accordance with the Mid Devon Local Plan (Part 3) policy DM27 and the National Planning Policy Framework and should be granted consent.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/01970/ADVERT	Co-op Retail Services Ltd 2 The Square Uffculme Cullompton Devon EX15 3AA	Advertisement Consent to display 1 non-illuminated fascia sign, 1 externally illuminated hanging sign, 1 internally illuminated suspended sign, and 1 non-illuminated wall-mounted panel	PERMIT	DEL	19/02/2018

Conditions

- 1 The adverts hereby approved shall be erected within 6 months of the date of this decision.
- 2 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 To ensure the timely replacement of unauthorised adverts that currently have a detrimental impact on the Conservation Area with the adverts approved by this permission.
- 2 In accordance with the provisions of the Town and Country Planning (Control of advertisement) (England) Regulations 2007.

Reasons

The application seeks advertisement consent to display 1 non-illuminated fascia sign, 1 externally illuminated hanging sign, 1 internally illuminated suspended sign, and 1 non illuminated wall-mounted panel at the Co-operative Food Store, 2 The Square, Uffculme. It is considered that the proposed signage will not negatively impact highways safety and will not be of detriment to the amenity of the locality and Conservation Area in which the signage lays. The proposal is in accordance with paragraph 67 of the National Planning Policy Framework, the Town and Country Planning (Control of Advertisement) (England) Regulations 2007 (as amended), Mid Devon's Core Strategy (Local Plan Part 1) policies COR2 and COR17 and Development Management Policies (Local Plan Part 3) DM2, DM18 and DM27. As such the application should be approved subject to conditions.

17/01986/FULL	Langford Park Nursing Home Langford Road Langford Newton St Cyres Exeter Devon EX5 5AG	Erection of a pre-fabricated building and decking area	PERMIT	DEL	20/02/2018
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Conditions

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

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3 The new building hereby approved shall not be occupied on the basis of providing additional bedroom accommodation for either residents at the nursing home, and/or staff working at the nursing home.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In accordance with the application details as submitted, and to reflect the relevant policy requirements in the development plan.

Reasons

The application for the erection of a pre-fabricated building and decking area is considered to be supportable in policy terms. The building and decking will be sited to the side of the main building and will therefore be visible in relation to the host building. Notwithstanding this the scale of the proposed extension it would present as a modest increase to the existing building, and given the context and appearance of the existing building it is not to have a detrimental impact on the character and appearance of the area. By virtue of the separation distance, the proposal would not adversely impact on neighbouring properties. Subject to a condition to restrict the use of the building, the application scheme is on balance considered acceptable and planning permission is therefore. The proposal is considered to be acceptable in accordance with policies COR1, COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and DM1 of the Mid Devon Local Plan part 3 (Development Management Policies).

Reasons

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

17/02021/HOUSE	Egremont Silverton Exeter Devon EX5 4DE	Erection of single storey rear extension with balcony above following demolition of existing sunroom	PERMIT	DEL	19/02/2018
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Conditions

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

Reasons

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

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Reasons

This proposal is considered to be supportable in policy terms. The erection of the single storey rear extension with balcony above following the demolition of the existing sunroom at Egremont, Silverton is considered to respect the character, scale, setting and design of the existing dwelling. It is not considered to result in overdevelopment of the dwelling curtilage and the proposal is not considered to result in any significantly adverse amenity impacts on any 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 and DM13 of the Local Plan Part 3 (Development Management Policies) and government advice in the National Planning Policy Framework.

Reasons

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

17/02022/HOUSE	Mole End Cadeleigh Tiverton Devon EX16 8HR	Erection of conservatory and porch	PERMIT	DEL	21/02/2018
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Conditions

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

Reasons

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

Reasons

The application is for the erection of extensions to a converted barn and is considered to be supportable in policy terms. The extensions in terms of their scale, design and position are considered to be acceptable and respect the character, scale, setting and design of the existing dwelling. The proposal will not result in over development of the curtilage and it is not considered that there would be any significant adverse impacts on the living conditions of occupants of the neighbouring properties. Overall the proposal is considered to comply with the following policies; Mid Devon Core Strategy (Local Plan part 1) COR2, COR18 of the Local Plan part 3 (Development Management Policies) DM2, DM13 and Government advice in the National Planning Policy Framework.

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/02036/FULL	Land at NGR 287966 108756 (West Upham Farm) Cheriton Fitzpaine Devon	Erection of an agricultural building for livestock, feed and general storage (Revised Scheme)	PERCON	DEL	21/02/2018

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 agricultural building hereby permitted shall be used for the approved purposes by the occupiers of the associated existing farm house (Little Hill) as identified on the approved site location plan, and shall at no time be used sold or otherwise be disposed of separately from the dwelling.
- 4 Prior to commencement of use of the approved agricultural building there shall be submitted to, and approved in writing by the Local Planning Authority, a landscaping scheme to include the proposed tree types for the new planting and the details of the proposed Devon Bank as shown on the approved block plan as well as a time scale for completing the implementation of the approved landscaping scheme. Once provided, the landscaping scheme shall be so retained.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In accordance with the application details and in order to comply with the requirements of policy DM7 and DM22.
- 4 To safeguard the character and amenities of the area and in order to comply with policy DM2 and DM22 of the Mid Devon Local Plan part 3 (Development Management Policies).

Reasons

The application (a revised scheme) is for the erection of an agricultural building for livestock, feed and general storage at Land West Upham Farm for the benefit of the applicants who are resident on the holding is considered to be supportable in policy terms. The building will provide new covered space so that the occupiers can restart activity on the holding and is therefore considered to be reasonably necessary to support future agricultural activity on the holding. The design of the building is typical of an agricultural building and the overall scheme design to include an element of mitigation to assist with the screening of the building and the assimilation of it into the local landscape is considered to be respectful to the character and appearance of the area. Overall the development is not considered to have an adverse impact on the environment or the local road network. Given this assessment 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/02043/TPO	12 Elderberry Way Willand Cullompton Devon EX15 2TU	Application to crown reduce by 1-1.5m and crown thin lower canopy by 10-15% 1 Oak tree protected by Tree Preservation Order 99/00002/TPO	PERMIT	DEL	19/02/2018

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 reduction of 1 m to the lower 4m of the trees crown

Reasons

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

Reasons

The proposed pruning work is minimal and will have little effect on the health or amenity value of the tree.

17/02045/HOUSE	50 Fore Street Silverton Exeter Devon EX5 4HZ	Erection of a porch, veranda and storage shed; amendments to fenestration and alterations to parking area	PERMIT	DEL	22/02/2018
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Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 The proposed gates shall be fixed to open inwards only and shall be retained as such thereafter.

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 gates installed do not detrimentally impact on highway safety in accordance with COR9.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

The application for the erection of extensions, fenestration alterations and improvements to the parking and access of an existing dwelling is considered to be supportable in policy terms. The works in terms of their scale, design and position are considered to be acceptable and respect the character, scale, setting and design of the existing dwelling and the conservation area within which the dwelling is located. The proposal will not result in over development of the curtilage, adequate parking and turning facilities will be provided and it is not considered that there would be any significant adverse impacts on the living conditions of occupants of the neighbouring properties. Overall the proposal is considered to comply with the following policies; Mid Devon Core Strategy (Local Plan part 1) COR2, COR9, COR18 of the Local Plan part 3 (Development Management Policies) DM2, DM8, DM13 and DM27 and Government advice in the National Planning Policy Framework.

Reasons

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

17/02047/FULL	Land at NGR 296876 11966 (Marwoods Farm) Cove Devon	Change of use of land for the siting of 3 Shepherds Huts and car parking for tourism use - HOLIDAY OCCUPANCY CONDITION APPLIES	PERMIT	DEL	22/02/2018
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Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 The development of the Shepherds Huts hereby approved shall not be occupied until such time as the vehicular access, parking and turning areas indicated on the approved location plan have been provided on site, surfaced and drained. Following their provision, these facilities shall be so retained.
- 4 (i) The holiday accommodation units (Shepherd Huts) shall be occupied for holiday purposes only. (ii) The holiday accommodation units (Shepherd Huts) 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 occupiers of the holiday accommodation units (Shepherd Huts) on the site and of their main home addresses and shall make this information available at all reasonable times to the Local Planning Authority.
- 5 The development hereby approved shall only be occupied for holiday purposes only. On the Shepherd Huts becoming redundant for such purposes, they shall be demolished and all resultant materials removed from the site within 3 months of them becoming redundant for their approved use.

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 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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- 4 The site is outside of 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).
- 5 To ensure removal of the Shepherd Huts if no longer required for holiday occupation in order to protect the character, appearance and general amenity of the area of countryside in accordance with Policy COR18 of the Mid Devon Core Strategy (Local Plan Part 1).

Reasons

The proposal for the change of use of land for the siting of 3 Shepherds Huts and car parking for tourism use is considered to be acceptable not resulting in a detrimental impact to the rural character of the area. It is not considered that the proposal would have an unacceptable impact on the environment and 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, DM20 and DM24 of the Mid Devon Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

Reasons

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

17/02069/HOUSE	Canns Meadow Wood Lane Morchard Bishop Crediton Devon EX17 6PE	Remove up and over garage door and replace with window	PERMIT	DEL	20/02/2018
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Conditions

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

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 For the avoidance of doubt and to protect the character and amenity of this location in accordance with policy COR17.

Reasons

The application for the removal of an up and over garage door and replacement of this with a window is considered to be supportable in policy terms. The alterations will respect the character, scale, setting and design of the existing dwelling. It is not considered that the proposal would result in overdevelopment of the dwelling curtilage, nor would it have significant adverse impacts on the living conditions of occupants of the neighbouring properties. Overall the proposal is considered to be in accordance with the following policies COR1 COR2 and COR17 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

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

18/00004/PNAG	Land at NGR 313357 112267 (Oxenpark Farm) Castle Hill Hemyock Devon	-Prior notification for the erection of an agricultural building	APA	DEL	22/02/2018
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Reasons

The proposed agricultural building is considered to be reasonably necessary to support the agricultural activities on the holding to which it relates. The proposed design and siting of the building including the materials to be used are appropriate for the location and the proposal meets with the requirements of Class A, Part 6, Schedule 2, Article 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015. Prior approval was required to properly assess the impact of the siting and appearance of the proposed agricultural building on an adjacent grade II listed building. The Local Authority considers the following discussions and further information received provided better justification for the building. Therefore the proposed development is considered permitted development and shall be constructed in accordance with the approved details above.